



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING COMMISSION**

**7-1**

*Promoting the wise use of land  
Helping build great communities*

|   |  |   |   |
|---|--|---|---|
| MEETING DATE<br>July 14, 2005   | CONTACT/PHONE<br>John McKenzie<br>781-5452 | APPLICANT<br>Cypress Ridge Partners<br>Ltd                      | FILE NO.<br>TRACT 2641<br>SUB2003-00208; D000391D |
| <b>SUBJECT</b><br>Proposal by Denis Sullivan/Cypress Ridge Limited Partners for a vesting tentative Tract Map and Conditional Use Permit to 1) subdivide 8 existing lots (totaling about 10.1 acres) into 10 parcels ranging from 0.35 acres to 4.7 acres each for the purpose of sale and or development; 2) allow for the following uses within this 10.1 acre area: construction of 81 individually-owned lodging units (one- and two-story, one- and two-bedroom units [totaling 149 bedrooms]); lodging occupancy shall be limited to no more than 29 days for non-owners and 84 days for unit owners; a 200-seat restaurant; a pro shop and clubhouse (replaces existing facility); conference rooms (totaling 3,408 sq. ft); 3) reduce parking requirements by approximately 17% to provide for 260 parking spaces; and 4) reduce setback requirements allowed for planned developments. The project is located at 950 Cypress Ridge Parkway, approximately 2,000 feet south of Halcyon Road, in the village of Palo Mesa on the Nipomo Mesa, in the South County planning area. |  |   |   |
| <b>RECOMMENDED ACTION</b><br>1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.<br>2. Approve Vesting Tentative Tract 2641 and Conditional Use Permit D000391D based on the findings listed in Exhibit A and the conditions listed in Exhibit B  |  |   |   |
| <b>ENVIRONMENTAL DETERMINATION</b><br>The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 20, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, noise, population/housing, public services, transportation, wastewater, and water, and are included as conditions of approval.  |  |   |   |
| LAND USE CATEGORY<br>Recreation   | COMBINING DESIGNATION<br>None              | ASSESSOR PARCEL NUMBER<br>075-400-001 & 075-401-002, 003, & 004 | SUPERVISOR DISTRICT(S)<br><b>4</b>                |
| <b>PLANNING AREA STANDARDS:</b><br>South County Planning Area (Areawide) - Circulation (22.112.020(C), South County Planning Area (Palo Mesa) - Recreation (22.112.090(C)   |  |   |   |
| <b>LAND USE ORDINANCE STANDARDS:</b><br>Exterior Lighting (22.10.060), Landscape Plan (22.16.040), Parking Standards (22.18.040), Signage (22.20.060), Lodging (22.30.280 & 290), Fire Safety Plan (22.50.030); Setbacks (22.10.140)  |  |   |   |
| <b>EXISTING USES:</b><br>Pro shop, parking lot, landscaping, vacant   |  |   |   |
| <b>SURROUNDING LAND USE CATEGORIES AND USES:</b><br>North: Residential Suburban/ residential, golf course<br>South: Residential Suburban / residential, golf course<br>East: Residential Suburban /use<br>West: Residential Suburban / residential, golf course   |  |   |   |
| ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:<br>COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242  |  |   |   |

7-2

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| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:<br>The project was referred to: Nipomo Community Advisory Group, Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, APCD, Cal Trans |  |
| TOPOGRAPHY:<br>Nearly level to moderately sloping   | VEGETATION:<br>Grasses, ornamental landscaping |
| PROPOSED SERVICES:<br>Water supply: Community system (Rural Water)<br>Sewage Disposal: Community sewage disposal system<br>Fire Protection: CDF   | ACCEPTANCE DATE:<br>September 26, 2004         |

### PROJECT HISTORY

The existing planned residential and golf course development included areas for some potential commercial activities. A General Plan Amendment was approved that changed two "islands" within this development to Recreation, with the primary intent of allowing what is currently being proposed. A Negative Declaration for the GPA was prepared, which tiered from the certified "Cypress Ridge Tract Map and Development Plan Final Environmental Impact Report" (August, 1996) and EIR Addendum (October, 1999), copies of which are on file. The proposed project also tiered from these previous environmental documents, and a proposed Negative Declaration was prepared.

### TRACT MAP

#### ORDINANCE COMPLIANCE:

##### *Minimum Parcel Size*

Section 22.22.120 of the Land Use Ordinance establishes the standard for determining minimum parcel sizes in the Recreation land use category. The standard is based on whether the project is within or outside of an urban/village reserve line. The proposed parcels (ranging between 14,429 square feet (sf) and 4.7 acres (ac)) meet all requirements for the proposed parcels, as follows:

| Location or development type       | MINIMUM PARCEL SIZE RANGE                                |
|------------------------------------|--|
| Outside urban/village reserve line | 20 acres to one acre                                     |
| Inside urban/village reserve line  | 20 acres to 6,000 square feet                            |
| Condominiums                       | Common ownership parcel within the above specified range |

In the Recreation land use category, the Review Authority determines the minimum parcel size using the standards set forth above. The proposed range of parcel sizes between 144,429 square feet to 4.7 acres are consistent with the design of the development, the services provided and the character of the surrounding land uses.

##### *Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

7-3

*Affordable Housing Fees*

Sections 18.07, et seq. of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

*Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

**CONDITIONAL USE PERMIT**

**PROJECT ANALYSIS**

*Ordinance Compliance:*

| <b><u>Standard</u></b>   | <b><u>Allowed/Required</u></b>   | <b><u>Proposed</u></b>  |
|--|--|---|
| Minimum Site Area  | 6,000 sq. ft..   | 10.1 acres, consisting of 10 parcels ranging between 14,429 sf and 4.7 ac.  |
| Setbacks<br>Front<br>Side<br>Rear<br><br>Allowed Exceptions<br>(22.10.140(A)(3)) | 10 ft.<br>3 - 5 ft for parcels < 1 acre;<br>30 ft for parcels > 1 acre<br>10 ft for parcels < 1 acre; 30 ft for parcels > 1 acre<br>when adjacent to res. cat. –<br>15 ft + 1 ft for every 3 ft of<br>bldg. height above 12 ft<br><br>As established through Tract<br>Map or CUP | <br><br><br><br><br><br>0-25 feet   |
| Height   | 35 feet  | 41 feet   |
| Parking ( <i>where applicable</i> )  | <b>313 total</b> based: on golf course (90 spaces ); driving range (40 spaces); restaurant (92 spaces); hotel/ motels (91 spaces)<br><br>Shared Use provision - Up to 20% reduction of total = <b>251</b> spaces (313 – 62)  | 260   |
| Signs  | Directory – 20 sf/bldg (do not exceed 8 feet above ground)<br><br>Overall – 100 sf unless larger area requested thru CUP   | Total <b>560 sf</b> based on:<br>Four 20 sf entry signs – <b>80 sf</b> ;<br>Twenty 16 sf cottage directional signs – <b>320 sf</b> ;<br>22 to 40 four-sf services signs – <b>160 sf</b> ; |

Landscaping. The project is subject to the County's landscape plan requirements (Sec. 22.16.020 & -040). The ordinance requires the use of county-approved plants, primarily to

7-4

encourage a water efficient design. In this case, At least 80% of the plant stock used for landscaping shall be from the county's approved list. To improve efficiency, the plants have been grouped according to their water needs. Those proposed landscape plants that are not on the approved list or have been identified as being potentially problematic, will be required to have similar low to moderate water requirements, as well as conditioned to not be a plant recognized as being problematic (e.g., invasive, detrimental to agriculture, etc.) in light of the project's proximity to the sensitive Black Lake Canyon to the south and the ag operations to the east.

Fencing and Screening. Fencing will be required between the proposed lodging units and the existing residences. In addition to landscaping proposed throughout the development, the applicant proposes a solid, five-foot tall attractive wooden fence. Trees are proposed throughout the development, which will help soften and screen all of the proposed uses.

Exterior Lighting. Section 22.10.060 of the ordinance requires that all exterior lighting be directed downward and in to avoid direct glare into adjacent residential areas. Prior to final inspection, all lighting will be checked to meet this requirement.

Parking Standards. As provided in the above table, Section 22.18.040 of the ordinance specifies how much parking is required for the various existing and proposed uses. Applying the more generous provision of the ordinance of 20% reduction of required spaces due to shared uses, when compared to the proposed number of spaces, the project would be short by 38 spaces. Revisions to the proposed plan appear possible to provide for this deficiency, namely extending the southwest "finger" parking area towards Bryant Street. The area of the parking lot nearest the pro shop/ restaurant could also be revised to accommodate some of this deficit. Five of the spaces will need to be for handicapped parking. One bike rack will be required for every 10 parking spaces. Bike racks shall be conveniently located throughout the development.

Signage (Section 22.20). As identified in the previous table, the applicant is proposing about 560 square feet. Staff has reviewed what has been proposed and has determined that it is appropriate for the size and scale of the proposed development.

Lodging. Section 22.30.280 B states that the design and number of units must satisfy all applicable height, setback, parking and other standards as required by the ordinance. Section 22.30.290 identifies appropriate densities, design standards, and occupancy. Incorporation of proposed conditions of approval will result in ordinance compliance.

Fire Safety Plan. Per Section 22.50.030, the project will need to obtain an approved fire safety plan from CDF and incorporate the required measures.

#### *Modifications*

Parking. The applicant is proposing to modify the parking requirements by reducing the required number by approximately 17% (53 spaces). The ordinance allows for a 5% reduction (15 spaces) per use when there are shared uses, up to a 20% overall reduction (62 spaces). Additional area appears available to revise the parking area to accommodate 251 parking spaces (20% reduction option).

Setbacks. As is allowed, the applicant is requesting to establish the following setback adjustments: generally a zero-setback allowance with the following exceptions: Lots fronting Cypress Ridge Parkway (#1 & 2), Brant Street (#5), and Tattler Street (#10) – 25-foot building setback from road. Staff concurs with these setbacks with the following exception: to apply the standard rear setback from the two residential lots ((#223 and 232) on Brant and Tattler Streets.



7-5

This is being proposed to provide greater separation between the resort and residential use, as well as the issue of differing building heights between the existing homes and the larger, five-plex lodging units.

**PLANNING AREA STANDARDS:** The following sections discuss the planning area standards that apply to this project.

***South County Planning Area (Areawide) – Circulation***

Section 22.112.020(C) identifies the need for pathways in new land divisions and transit-oriented standards. The project includes pathways throughout the development, as well as non-vehicular access from the development to the residential area to the south (Bryant Street). The applicant has identified that about 40 to 50 new employees would be needed for the resort and restaurant. The International Traffic Engineer's Trip Generation Manual (6th Ed.) uses 1.96 employees per each room proposed for resort hotels, which would equal about 159 employees. Approximately 35 employees are estimated for the restaurant. Under transit-oriented standards, employment centers (50 jobs or more) shall provide one shelter and bus stop pull out within ¼ mile of the project. Existing Bus Route 10, serving the South County, is several miles to the north and east with no plans in the foreseeable future to extend services to the Palo Mesa Area. The existing Dial-A-Ride service that provides public transportation service in the area does not require a turnout and can easily use the proposed parking lot area for pick-up/drop-off. Due to these factors, no turnout is considered necessary. As discussed under parking standards, one bike rack will be required for every 10 parking spaces.

***South County Planning Area (Palo Mesa) – Recreation***

Section 22.112.090(C) includes three standards specifically applying to the subject property relating to limitation on use, retaining existing open space and not increasing residential density. The proposed uses fall within what is allowed under this standard. The project will not result in the reduction of any existing open space. The project does not propose to increase residential density above what was previously approved.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and California Code of Regulations Section 15000 et seq.) has been issued on May 20, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, noise, population/housing public services, transportation, wastewater, and water, and are included as conditions of approval.

**Water –** Due to recent actions by the Board regarding water use, a number of measures have been proposed in the project or agreed to as mitigation measures to reduce water needs. An additional condition of approval has been added relating to agreement to a toilet retrofit program should one be establish (previous requirement from tract map), or provide a comparable water savings measure. The applicant has provided information showing this project will result in a net reduction of water use of 0.88 afy. The County's initial study has applied different assumptions and has determined the project will result in a slight increase in water consumption of 0.43 acres. Incorporation of the proposed water conservation measures will reduce impacts to less than significant levels and will meet the intent of the Board's action on the Resource Capacity Study.

**COMMUNITY ADVISORY GROUP COMMENTS:** First heard in December, 2001. No comments at that time.

7-6

AGENCY REVIEW:

Public Works-Response identifies both the South County Circulation Fee (Area 2) plus a traffic fee created from the previous TR1933 EIR to fund a climbing lane for El Campo; additional memo includes stock conditions;

Environmental Health – Require stock conditions for community water & sewer; require will-serve letter as part of tentative map (applicant submitted will-serve letter);

Ag Commissioner-None

County Parks - None

CDF – Three responses identifying review of project and standard recommendations; final fire safety plan approval required;

APCD – Referral response includes standard measures for construction phase impacts and operational phase emission impacts; conditions reflect the proposed mitigation measures;

Cal Trans - None

City of Arroyo Grande – Referral expressed concerns over cumulative impacts to City's roads and fire services and requested fee be paid; ND did not identify significant cumulative impacts to City facilities, and City does not currently have a fee in place to collect fees from county projects.

LEGAL LOT STATUS:

The eight existing lots were legally created by a recorded map (Lots 224, 225, 226, 227, 229, 230, 231 and 388 of Tract 1933) at a time when that was a legal method of creating lots.

7-7

**FINDINGS - EXHIBIT A**

*Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 20, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, noise, population/housing, public services, transportation, wastewater and water, and are included as conditions of approval.

*Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Recreation land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of a pro shop, 81-unit resort and restaurant.
- F. The site is physically suitable for the proposed density of the development proposed because the site and existing infrastructure can adequately support a 200-seat restaurant, an 81-unit resort with conference rooms, and replacement of the existing pro shop.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because of its proximity away from sensitive resources and the use of non-invasive landscape vegetation.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because existing vegetation is not native to this part of the county, and the proposed landscaping includes greater numbers of more comparable native vegetation.

7-8

- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the drainage will be directed to existing detention basins that have been sized to handle the additional surface runoff.

Conditional Use Permit

- L. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and, as conditioned, is consistent with all of the General Plan policies.
- M. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code.
- N. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the resort and restaurant do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- O. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the resort and restaurant will not conflict with the surrounding lands and uses.
- P. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project will be subject to both cumulative and project area traffic fees to provide for major road operations to remain at acceptable levels of service.
- Q. The proposed project will not reduce the availability of accommodations for overnight or transient occupancy by the general public, tourists and visitors compared to a conventional hotel or motel.
- R. Shared peak-hour parking is appropriate because the proposed uses have distinct and differing peak traffic usage periods and the most remote space in the parking lots is located no more than 300 feet from the pedestrian entrance to each use that the parking spaces serve. The total number of spaces, which is 260, is no less than the number of spaces for the single use which is required to provide the most parking which is 130 (golf course & driving range).
- S. Adjustment of parking standards (Sec. 22.18.020(D), required by Land Use Ordinance Section 22.18.050, is justified because the characteristics of the use or its immediate vicinity do not necessitate the full number of parking spaces due to the overlap of proposed uses; and reduced parking will be adequate to accommodate on the site all parking needs generated by the uses; and no traffic problems will result from the proposed modification of parking standards.
- T. Adjustment of the landscape standards in Land Use Ordinance Chapter 22.16 to use up to 20% of plant material not from the county's plant list is justified because water

7-9

conservation techniques will be required to create a water efficient landscape, and none of the allowed plants will be considered invasive or problematic, as specified on the County's prohibited list, USDA's state noxious weed list or from the California Invasive Plant Council's Lists A and B.

7-10

**CONDITIONS - EXHIBIT B-1 (Tract Conditions)**

**Approved Development**

1. This approval authorizes
  - a. subdivision of 8 existing lots (totaling about 10.1 acres) into 10 parcels ranging from 0.35 acres to 4.7 acres each for the purpose of sale and/or development.

**Prior to Recordation Conditions**

**Access and Improvements**

2. A private easement be reserved on the map for access to all lots.
3. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
4. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

**Wastewater Disposal**

5. Provide evidence from a Registered Civil Engineer that the existing community sewage system has adequate capacity to serve the proposed development and will be operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. An amendment to the waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final tract map.

**Utilities**

6. Electric and telephone lines shall be installed underground.
7. Cable T.V. conduits shall be installed in the street.
8. Gas lines shall be installed.

**Fire Protection**

9. A commercial water system shall be required with fire flows meeting the standards of CFC 903 and Appendix III A. The minimum main size shall not be less than six inches. Pressures may not be less than 20 psi or more than 150 psi. Plans shall be submitted to CDF for their approval **prior to county approval of tract improvement plan.**
10. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements **prior to filing the final tract map.**
11. **Prior to map recordation**, a 24-foot wide emergency access road shall be constructed through the development to residential development to the south (Brant and Tattler Street intersection) that meets CDF requirements.

**Landscape Plans**

12. All approved landscaping for tract improvements shall be installed or bonded for prior to filing of the final tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within 60 days of completion of the improvements.

7-11

### **Air Quality**

13. **At the time of application for subdivision improvement plans**, site enhancements to promote pedestrian, bicycle, and transit accessibility to the subdivision shall be incorporated into the proposed subdivision's design/improvements.
14. **At the time of application for subdivision improvement plans**, as applicable, the plans shall show connection of cul-de-sacs with multi-use paths to improve pedestrian, bicycle and golf cart access to adjacent neighborhoods, the village center, the golf center and parks.
15. Based on Table 6-3 of the APCD's 2003 CEQA Handbook, the estimated construction emissions for the project will exceed the thresholds requiring mitigation. Based on the letter received from APCD, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to approval of tract improvement plan**:

#### ***Construction Equipment***

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines;

#### ***CBACT***

- d. Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices (determination of the appropriate CBACT control device(s) for the project must be performed in consultation with APCD staff).

#### **Additional Construction Equipment Measures**

- e. Electrify equipment where feasible;
- f. Substitute gasoline-powered for diesel-powered equipment, where feasible;
- g. Use alternatively fueled construction equipment on site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel;
- h. Use equipment that has Caterpillar pre-chamber diesel engines;
- i. Implement activity management techniques as follows:
  - i. Develop of a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period;
  - ii. Schedule of construction truck trips during non-peak hours to reduce peak hour emissions;
  - iii. Limit the length of the construction work-day period, if necessary;
  - iv. Phase construction activities, if appropriate.

*Fugitive PM10 Mitigation Measures* (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to approval of tract improvement plan**)

- j. Reduce the amount of the disturbed area where possible;

7.12 ✓

- k. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- l. All dirt stock-pile areas should be sprayed daily as needed;
- m. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- n. Exposed ground areas that are planned to be reworked at dates greater than 21 days after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- o. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- p. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- q. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- r. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

- 16. "Naturally-occurring asbestos" has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to approval of tract improvement plan**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. Should such plans be required, they shall address subsequent grading impacts needed to complete project. For any questions regarding these requirements, contact Karen Brooks (APCD) at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.asp>.
- 17. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to approval of tract improvement plan** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.
- 18. **Prior to approval of tract improvement plan**, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel screens, etc.



7-13

### **Biological Resources**

19. **At the time of application for subdivision improvement plans**, construction plans shall show all disturbed areas shall be seeded with a non invasive grass (or permanent landscaping) to stabilize the soil immediately after grading is completed to avoid potential erosion problems or adverse biological impacts associated with Drainage Area A. The seed mixture shall be approved by the Environmental Coordinator or their designee.
20. All drainage from all parking areas and roadways shall be directed to infiltration basins designed as retention areas. **Prior to approval of tract improvement plan**, this shall be shown on all applicable plans. Drainage design shall be verified **prior to map recordation**.

### **Noise**

21. Construction hours of operation shall be 7 am to 7 pm for weekdays, 8 am to 5 pm on Saturdays, and no non-emergency work on Sundays or Holidays. **At the time of application for subdivision improvement plan**, this information shall be shown on all applicable plans.
22. **At the time of application for subdivision improvement plans or construction permits**, staging areas and contractor yards shall be shown on applicable construction plans as far from residential areas as possible.
23. **Prior to tract improvement commencing**, "critical" grade noise mufflers shall be installed and maintained for all construction equipment/vehicles generating noise of 60 dB or more at 25 feet.

### **Water**

24. **Prior to approval of tract improvements or construction plans**, drainage improvement design, including the following measures, shall be considered to maximize potential groundwater basin recharge:
  - a. Drainage from impervious surfaces (e.g. roads, driveways, buildings) shall be directed to a common drainage basin;
  - b. The project shall design as few basins as possible for the entire development;
  - c. Where feasible, mass grading and contouring shall be done in a way to direct surface runoff towards the above-referenced basins (and/or closed depressions).

### **Additional Map Sheet**

25. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. In addition to conditions #27 through #30, the additional map sheet shall include the following:
  - a. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
    1. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
    2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

7-14

### **Aesthetics**

26. **At the time of application for subdivision improvement plans**, if any landscaping is proposed as a part of tract improvements, the applicant shall submit final landscape plans to the Department of Planning and Building for review and approval. The "perimeter" planting shall include a range of plant types that are primarily fast-growing, evergreen, drought-tolerant, considered low-water users and non-invasive, and comply with the following:
- The final landscape plan shall use at least 80% of plants listed in the County-Approved Landscape Plant list. The remaining 20% of plants used shall have low water requirements and be drought tolerant. Plants shall be grouped with similar water requirements. All applicable components of the County's Landscape Ordinance (Chapter 22.16) shall be applied.
  - To reduce potential invasive plant problems to Black Lake Slough and adjacent agriculture, no landscape plants shall be used that are found on: the County's prohibited plant list, USDA's State List of Noxious Weeds or California Invasive Plant Council's "Invasive Plant Lists A & B".
  - Prior to completion of subdivision improvements**, the applicant shall install landscape consistent with the approved final landscape plans.
27. **At the time of application for subdivision improvement plans**, any proposed exterior lighting installed shall be maintained and operated consistent with Section 22.10.060 to avoid or reduce glare to nearby property and residences.
28. If any permanent fencing as a part of tract improvements, the project shall adhere to the County Ordinance requirements for Fencing and Screening of the resort from the existing residential development on lots 223 and 232. This shall include, at a minimum, the installation of an attractive wooden fence at least five feet in height. Final design shall be approved **prior to approval of tract improvement plans**.

### **Environmental Monitor**

29. **Prior to issuance of tract improvement plans**, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with proposed County Conditions of Approval and mitigated Negative Declaration measures relating to establishing the proposed uses. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor, and any county administrative fees, shall be paid for by the applicant.

### **Miscellaneous**

30. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
31. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
32. The applicant shall provide notification through Conditions, Covenants & Restrictions for the resort development with the following information:

Note to potential buyers and future owners of each use/unit that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued

1-15

a nuisance abatement order, which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers will be advised that these conditions exist.

CC&R's shall be reviewed by the county **prior to final map recordation.**

**CONDITIONS - EXHIBIT B-2 (Conditional Use Permit)**

7-16

**Approved Development**

1. This approval authorizes:
  - a. the following uses within a 10.1 acre area in the Recreation category: construction of 81 individually-owned lodging units (one- and two-story, one- and two-bedroom units [totaling 149 bedrooms]); lodging occupancy shall be limited to no more than 29 days for non-owners and 84 days for unit owners; a 200-seat restaurant; a pro shop and clubhouse (replaces existing facility); conference rooms (totaling 3,408 sq. ft);
  - b. reduction in parking requirements by approximately 17% to provide for 260 parking spaces;
  - c. reduction of setback requirements allowed for planned developments; and
  - d. maximum height of 35 feet from average natural grade.
2. Setbacks for the proposed development are as follows: Zero lot-line shall be allowed for each parcel, as long as UBC requirements are followed, with the following exceptions:
  - a. Lots fronting Cypress Ridge Parkway (#1 & 2), Brant Street (#5), and Tattler Street (#10) shall provide a 25-foot building setback from edge of road (Tattler and Brant Streets).
  - b. Lots #5 and #10 shall apply the standard rear setback in Recreation as the are adjacent to a residential category, which shall be 15 feet plus one foot for every three feet of lodge building height over 12 feet.
3. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

**Landscape Plans**

4. All approved landscaping for proposed development shall be installed **prior to final inspection**, and thereafter maintained in a viable condition on a continuing basis.

**Aesthetics**

5. **At the time of application for construction permits**, submit a revised site plan and architectural elevations to detail exterior finish materials, colors, and height above finish grade on all sides of proposed buildings, and landscape plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
  - a. color board showing colors and materials approved during conditional use permit review;
  - b. well articulated structures as provided in elevations submitted during conditional use permit review;
  - c. landscape plans that reflect approved conceptual plans that meet other conditions of approval.
6. **At the time of application for construction permits**, the applicant shall submit final landscape plans to the Department of Planning and Building for review and approval. The "perimeter" planting shall include a range of plant types that are primarily fast-growing, evergreen, drought-tolerant, considered low-water users and non-invasive.
7. The final landscape plan shall use at least 80% of plants listed in the County-Approved Landscape Plant list. The remaining 20% of plants used shall have low water requirements and be drought tolerant. Plants shall be grouped with similar water requirements. All applicable components of the County's Landscape Ordinance (Chapter 22.16) shall be applied.

7-17

8. To reduce potential invasive plant problems to Black Lake Slough and adjacent agriculture, no landscape plants shall be used that are found on: the County's prohibited plant list, USDA's State List of Noxious Weeds or California Invasive Plant Council's "Invasive Plant Lists A & B".
9. **Prior to final inspection**, the applicant shall install landscape consistent with the approved final landscape plans.
10. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting consistent with County LUO Section 22.10.060. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
11. The project shall adhere to the County Ordinance requirements for Fencing and Screening of the resort from the existing residential development on lots 223 and 232. This shall include, at a minimum, the installation of an attractive wooden fence at least five feet in height. Final design shall be approved **prior to construction permit issuance**.
12. Signage design shall adhere to the conceptual design submitted, reviewed and approved as a part of the conditional use permit submittal, and shall not exceed 560 square feet. Final design shall be approved **prior to construction permit issuance**.
13. **Prior to issuance of permanent sign construction permits for the project**, the applicant shall submit to the Department of Planning and Building for review and approval a final signage program for project to included specifications for height limits, style and lighting method. All signs for individual uses shall be determined to be consistent with the sign program.

#### **Air Quality**

14. **At the time of application for construction permits**, the plans shall show connection of interior roads/cul-de-sacs with multi-use paths to improve pedestrian, bicycle and golf cart access to adjacent neighborhoods, the village center, the golf center and parks.
15. Based on Table 6-3 of the APCD's 2003 CEQA Handbook, the estimated construction emissions for the project will exceed the thresholds requiring mitigation. Based on the letter received from APCD, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **upon submittal of construction permits**:

##### ***Construction Equipment***

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines;

##### ***CBACT***

- d. Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices (determination of the appropriate CBACT control device(s) for the project must be performed in consultation with APCD staff).

##### **Additional Construction Equipment Measures**

- e. Electrify equipment where feasible;

7-18

- f. Substitute gasoline-powered for diesel-powered equipment, where feasible;
- g. Use alternatively fueled construction equipment on site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel;
- h. Use equipment that has Caterpillar pre-chamber diesel engines;
- i. Implement activity management techniques as follows:
  - i. Develop of a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period;
  - ii. Schedule of construction truck trips during non-peak hours to reduce peak hour emissions;
  - iii. Limit the length of the construction work-day period, if necessary;
  - iv. Phase construction activities, if appropriate.

*Fugitive PM10 Mitigation Measures* (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to issuance of construction permits**):

- j. Reduce the amount of the disturbed area where possible;
- k. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- l. All dirt stock-pile areas should be sprayed daily as needed;
- m. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- n. Exposed ground areas that are planned to be reworked at dates greater than 21 days after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- o. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- p. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- q. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- r. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

- 16. Based on APCD's 2003 CEQA Handbook (based on the latest URBEMIS (air quality) modeling), the proposed project will generate between 10 - 24.99 lbs/day of one or more of the following pollutants: ROG, NO<sub>x</sub>, SO<sub>2</sub>, PM<sub>10</sub>; the project will need to include the following measures and be shown on all applicable plans **prior to construction permit issuance**:

7-19

- a. *Standard Site Design and Energy Efficiency Measures (for commercial projects generating more than 10lbs./day of air pollutant)*
  1. Provide on-site bicycle parking (one bicycle parking space for every ten car parking spaces); for the approximate 209 spaces proposed, at least 21 bicycle spaces shall be installed.
  2. Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips;
  3. Provide preferential employee carpool and vanpool parking;
  4. Provide shower and locker facilities to encourage employees to bike and/or walk to work (one shower and three lockers for every 25 employees);
  5. Increase building energy efficiency rating by 10% above what is required by Title 24 requirements (this can be accomplished in a number of ways, such as, increasing attic, wall or floor insulation, etc.).
- b. *Based on APCD's estimated pollutant generation, ten additional measures from the following list shall be applied to the proposed project (selections to be shown on all applicable construction plans):*
  1. Increase street tree planting above required minimum;
  2. Plant shade trees in parking lots to reduce evaporative emissions from parked vehicles;
  3. Install an electrical vehicle charging station with both conductive and inductive charging capabilities;
  4. Provide on-site banking (ATM) and postal services;
  5. Provide an on-site child care facility;
  6. Increase number of bicycle routes/lanes;
  7. Provide on-site housing for employees;
  8. If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to project or improve transit stop amenities;
  9. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and emphasize the pedestrian environment;
  10. Provide pedestrian signalization and signage to improve pedestrian safety;
  11. Employ or appoint an Employee Transportation Coordinator (to be used when at least two alternative travel modes requiring coordination are selected);
  12. Implement a Transportation Choices Program. The applicant will work with the Transportation Choices Coalition partners on how to start and maintain a program (contact SLO Regional Rideshare at 805/541-2277);
  13. Provide for shuttle/mini bus service;
  14. Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.;
  15. Implement compressed work schedules;
  16. Implement telecommuting program;
  17. Implement a lunchtime shuttle to reduce single occupant vehicle trips;
  18. Participate in an employee "flash-pass" program, which provides free travel on transit buses;
  19. Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;
  20. If the development is a grocery store or large retail facility, provide home delivery service for customers;
  21. Install shade trees planted closely along southern exposures of buildings to reduce summer cooling needs;
  22. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;

7-20

23. Use built-in energy efficient appliances, where applicable;
24. Use double-paned windows;
25. Use low energy parking lot and street lights (i.e. sodium);
26. Use energy efficient interior lighting;
27. Use low energy traffic signals (i.e. light emitting diode);
28. Install door sweeps and weather stripping if more efficient doors and windows are not available;
29. Install high efficiency or gas space heating;
30. Replace diesel fleet vehicles with cleaner fueled low emission vehicles (i.e., school buses, transit buses, on- and off- road heavy duty vehicles, lighter duty trucks and passenger vehicles);
31. Retrofit existing equipment to reduce emissions using methods such as particulate filters, oxidation catalysts, or other approved technologies.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

17. "Naturally-occurring asbestos" has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to issuance of construction permit**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos, or provide previous report showing no naturally-occurring asbestos is present. If naturally-occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. Should such plans be required, they shall address subsequent grading impacts needed to complete project. For any questions regarding these requirements, contact Karen Brooks (APCD) at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.asp>.
18. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to issuance of construction permit** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.
19. **Prior to issuance of construction permit**, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel screens, etc.
20. **Applications for construction permits** for the resort units shall demonstrate how passive solar design, with solar hot water heating, or other cost effective energy conservation measures will be incorporated into the design. Components of passive solar design may include, but are not limited to: orientation of the units so that the windows face to the south; encourage use of solar, or solar-assisted water heaters in units; use of building materials designed to absorb heat from the sun in the winter, and release the heat at night in order to heat the residences. It is recommended that the goal of these design



7-21

standards be to reduce energy use by a minimum twenty percent for the overall development and offset long-term mobile and area source operational emissions of the development. Approved measures shall be verified **prior to final inspection**.

21. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled wood heaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans.
22. Only electric golf carts or carts that do not use fossil fuels shall be used or provided by the golf course concession, resort or property owner's association. It is recognized that privately owned carts will not fall under this restriction.
23. **Prior to final inspection of resort units**, an aggressive tree planting and final landscape plan using species endemic to the area shall be planted as a part of the proposed development and shall be developed in coordination with the APCD and the County Department of Planning and Building. Deciduous trees shall be planted on southern exposures to help moderate interior temperatures and reduce energy use.

#### **Biological Resources**

24. **At the time of application for construction permits**, construction plans shall show all disturbed areas shall be seeded with a non invasive grass (or approved permanent landscaping) to stabilize the soil immediately after grading is completed to avoid potential erosion problems or adverse biological impacts associated with Drainage Area A. The seed mixture shall be approved by the Environmental Coordinator or their designee.
25. All drainage from all parking areas and roadways shall be directed to infiltration basins designed as retention areas. **Prior to issuance of construction permit**, this shall be shown on all applicable plans. Drainage design shall be verified **prior to final inspection**.
26. Dogs and cats shall not be allowed in the Sensitive Resource Area. To the maximum extent practicable, pets shall be contained within the resort boundaries of the project. The applicant, and successors in interest, shall provide notices within each of the units of the presence of the SRA and potential for sensitive wildlife that can be adversely impacted from the presence of cats and dogs. This notice shall also be included in the Conditions, Covenants & Restrictions for the resort development guidelines restricting pets within the sensitive resource area (SRA). The CC&Rs shall also include materials to educate property owners regarding the sensitivity of the slough. CC&R's shall be reviewed by the county **prior to final inspection**.

#### **Cultural Resources**

27. **Prior to commencement of construction work**, the applicant shall notify construction workers of the following:

In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

1. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the

7.22

County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

#### **Fire Protection**

28. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those preliminarily outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated June 15, 2004.
29. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements **prior to final inspection**.
30. For each use, a commercial water system shall be required with fire flows meeting the standards of CFC 903 and Appendix III A. Pressures may not be less than 20 psi or more than 150 psi. Plans shall be submitted to CDF for their approval **prior to county approval of construction permits**.
31. Designate a fire lane within all the driveway areas. This lane to be a minimum width of twenty (20) feet.
32. A 24-foot wide emergency access road shall be retained through the development to residential development to the south (Brant and Tattler Street intersection) that meets CDF requirements.

#### **Housing (Affordable)**

33. Should an Inclusionary Housing Ordinance be established, and associated "fair share" fee, be established prior to **issuance of building permit for the resort or restaurant**, the applicant agrees to pay the applicable fee to help offset impacts associated with providing for the housing needs of the employees.

#### **Noise**

34. Construction hours of operation shall be 7 am to 7 pm for weekdays, 8 am to 5 pm on Saturdays, and no non-emergency work on Sundays or Holidays. **At the time of application for construction permit**, this information shall be shown on all applicable plans.
35. **At the time of application for construction permits**, staging areas and contractor yards shall be shown on applicable construction plans as far from residential areas as possible.
36. **Prior to construction work commencing**, "critical" grade noise mufflers shall be installed and maintained for all construction equipment/vehicles generating noise of 60 dB or more at 25 feet.
37. All permanent equipment generating loud noises (e.g., roof-top air conditioners, etc.) shall be located or attenuated in a manner to not exceed 50 decibels (45 decibels between 10 pm and 7 am) when operating at full capacity as measured from the Residential Suburban land use category boundary line. Such equipment shall be identified on all applicable **construction plans initially submitted** and evaluated for compliance by a county-approved noise expert **prior to final inspection**.
38. The following applies to any outdoor special event: a) loudspeaker systems or other loud noise-generating activity shall not be allowed that exceeds 60 db at any residential property line (and shall be tested prior to event); b) events shall be between the hours of 8 am and 7 pm Monday through Saturday and 8 am and 5 pm on Sunday).

1-23

### **Solid Waste Management**

39. **Prior to issuance of construction permit**, plans shall show that all applicable resort-/restaurant-generated greenwaste will be integrated into previous tract-required compost management program.
40. **Prior to issuance of construction permit**, plans shall show location of all recycling areas for resort and restaurant that conform to the local waste hauler's requirements for recycling bins.
41. Recyclable or reuseable materials shall be used whenever possible for all activities relating to meeting rooms and special events. Recycling containers shall be made available for all such activities.
42. **Prior to issuance of construction permit**, plans shall show how at least 50% of construction wastes will be recycled.
43. A method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet Land Use Ordinance requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

### **Wastewater Disposal**

44. Provide evidence from a Registered Civil Engineer that the existing community sewage system has adequate capacity to serve the proposed development and will be operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. An amendment to the waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final tract map.

### **Water**

45. **Prior to approval of construction plans**, drainage improvement design, including the following measures, shall be considered to maximize potential groundwater basin recharge:
  - a. Drainage from impervious surfaces (e.g. roads, driveways, buildings) shall be directed to a common drainage basin;
  - b. The project shall design as few basins as possible for the entire development;
  - c. Where feasible, mass grading and contouring shall be done in a way to direct surface runoff towards the above-referenced basins (and/or closed depressions).
46. **Prior to issuance of the construction permit for resort development**, plans shall reflect the use of all salt-recharging water softeners shall be prohibited within the proposed development, except for units that are recharged off-site, and the brine from there is disposed of at a location approved by the Regional Water Quality Control Board.
47. **Prior to issuance of construction permit**, a final landscape plan shall be submitted that shows how landscaping will have low-water requirements and meet the County's Landscape Standards (LUO Chapter. 22.16). As applicable, at a minimum the following shall be used: (1) all common area and resort irrigation shall employ low water use techniques (e.g., drip irrigation); (2) all landscaping shall be drought-tolerant and have low water requirements (e.g., use of native vegetation, etc.); 3) hydrozones shall be identified with the same plant irrigation lines/emitters being connected with similar hydrozone plants; and 4) no more than 20% of all common area landscaping shall be turf. Where turf is used, moisture sensor devices or other similar water efficiency devices shall be installed,

7-24

and maintained in good working order, to control the amount of water applied. Where possible, warm-season grasses shall be used.

48. **Prior to recordation of the final map, as a part of a second map sheet**, all new water fixtures installed (including showers, faucets, etc.) that are not already specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water-using appliances (e.g., dishwashers, clothes washers, etc.) shall be ENERGY STAR-rated for high water efficiency design. These shall be shown on all applicable plans **prior to permit issuance**, and installation verified **prior to final inspection**.
49. **Prior to final inspection**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). **Prior to permit issuance**, the measure(s) to be used shall be shown on all applicable plumbing plans and installed prior to final inspection.
50. **Prior to issuance of construction permit** for the resort/restaurant, the applicant shall develop a water conservation education program for employees and resort occupants, as well as restaurant-related activities. Such a program shall focus on reducing domestic/interior water usage. Program shall be submitted to the County for review and approval.
51. **Prior to construction permit issuance**, a master "Drought Water Management Program" shall be prepared by the applicant and submitted to the county for approval. The master "Drought Water Management Plan" shall provide guidelines on how all future uses will be managed during "severe" drought, including all landscaping. These measures would go into effect during periods of "severe" drought. This plan shall include, but is not necessarily limited to:
  - a. The definition of a "severe" drought year (as defined by NOAA's Palmer Drought Severity method or other similarly recognized methodology);
  - b. Identification of general measures to be used to reduce domestic water usage for each approved use;
  - c. Identification of specific measures to be applied for landscape watering;
  - d. Establishment of appropriate early triggers to determine when "severe" drought conditions exist and how drought water conservation measures for tract and future development will be implemented;
  - e. Establishment of process to determine when drought conditions/requirements no longer apply.
52. **Prior to issuance of the construction permit for resort development**, or at such time that a program is developed by the water supplier, whichever comes first, the applicant shall agree to participate in a toilet retrofit program that would replace existing non low flow toilets in the water company service area at a 1: 1 basis with new residential development. If such a program is not available at the time of permit issuance, an alternative water conservation measure with comparable savings may be substituted, as reviewed and approved by the Department of Planning and Building.
53. **At the time of application for construction permits**, the applicant shall provide a letter from Rural Water Company stating they are willing and able to service the property.

#### **Environmental Monitor**

54. **Prior to issuance of construction permits**, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with proposed County Conditions of Approval and mitigated Negative

7-25

Declaration measures relating to establishing the proposed uses. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor, and any county administrative fees, shall be paid for by the applicant.

**Miscellaneous**

55. To minimize potential golf ball safety hazards from Hole #14 to lodging guests, proposed lodge units A through H shall be designed to minimize impacts, including but not necessarily limited to: minimize the amount of glazing with direct line-of-sight views of hole #14; all glazing with a line-of-site view of hole 14 shall be with safety glass (or material that will not shatter when struck by golf ball), all outdoor use areas (i.e., patios/balconies) shall be oriented away from direct line-of-sight impacts from hole 14 and covered with material strong enough to withstand hard driven golf balls. Design plans shall be submitted for county review **prior construction permit approval**.
56. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
57. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
58. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
59. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Staff report prepared by John McKenzie  
and reviewed by Kami Griffin

7-26

STANDARD CONDITIONS OF APPROVAL FOR  
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.

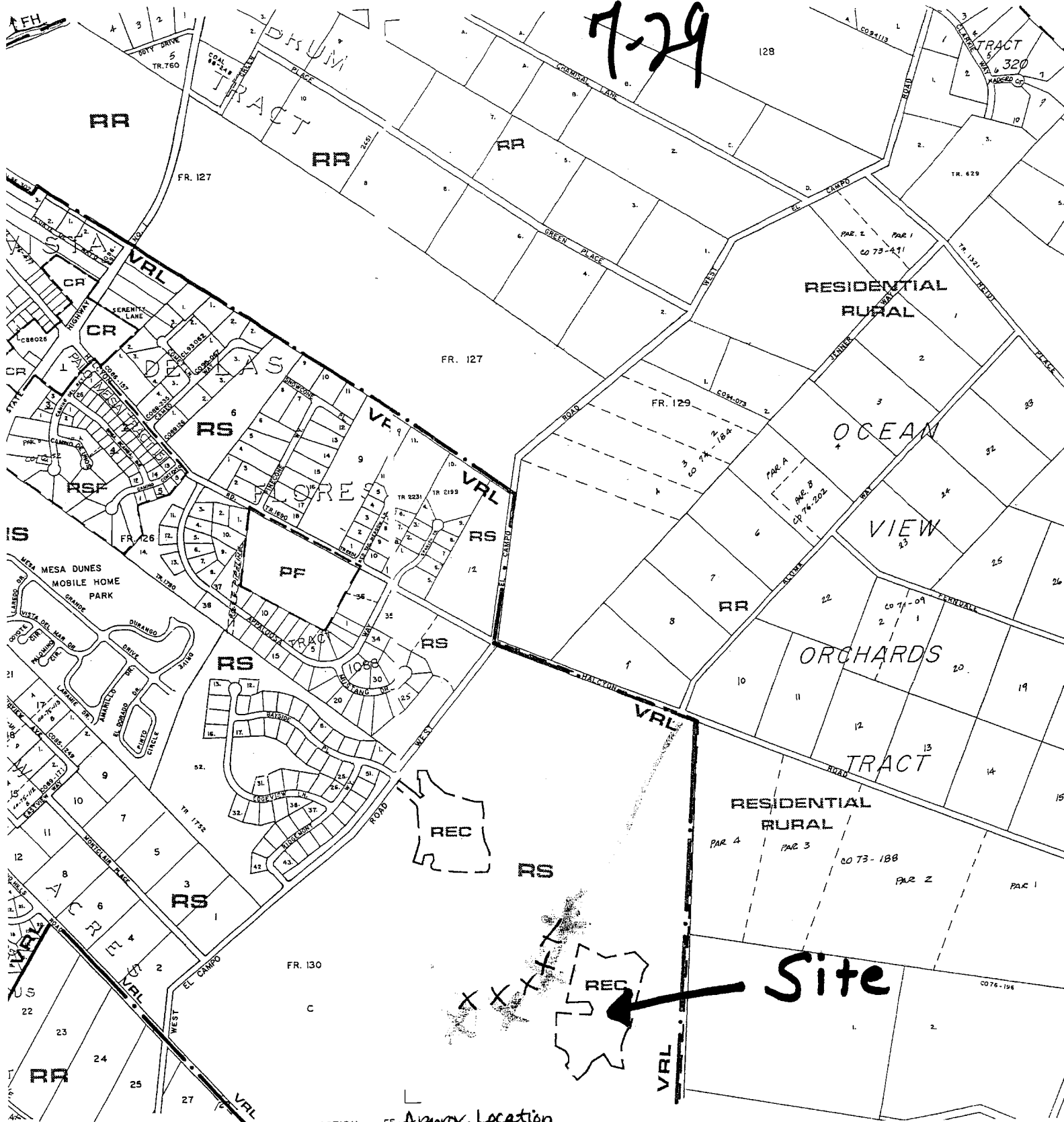
7-27

13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

7-28

## **GRAPHICS**





SECTION FF-Approx. Location

### LEGEND

**LAND USE CATEGORIES**

- AG - AGRICULTURE
- RL - RURAL LANDS
- REC - RECREATION
- RR - RESIDENTIAL RURAL
- RS - RESIDENTIAL SUBURBAN
- RSF - RESIDENTIAL SINGLE-FAMILY
- RMF - RESIDENTIAL MULTI-FAMILY
- OPF - OFFICE & PROFESSIONAL
- CR - COMMERCIAL RETAIL
- CS - COMMERCIAL SERVICE
- IND - INDUSTRIAL
- PF - PUBLIC FACILITIES
- OS - OPEN SPACE

**BOUNDARIES**

- URBAN RESERVE LINE (URL)
- URBAN SERVICES LINE (USL)
- VILLAGE RESERVE LINE (VRL)
- PLANNING AREA
- CENTRAL BUSINESS DISTRICT (CBD)
- COASTAL ZONE LINE

**PROPOSED PUBLIC FACILITIES**

- HS - HIGH SCHOOL
- JHS - JUNIOR HIGH SCHOOL
- ES - ELEMENTARY SCHOOL
- P - PARK
- WTF - WATER TREATMENT FACILITIES
- SDF - SOLID WASTE FACILITIES
- GO - GOVERNMENT FACILITIES
- LIB - LIBRARY
- POPS - POLICE OR PUBLIC SAFETY FACILITY STATION

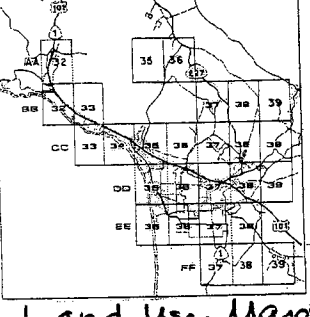
**COMBINING DESIGNATIONS**

- ARI - AIRPORT REVIEW AREA
- GS - GEOLOGIC STUDY AREA
- FHA - FLOOD HAZARD
- EX - ENERGY & EXTRACTIVE AREA
- H - HISTORIC
- VSA - VISITOR SERVING AREA
- LCP - LOCAL COASTAL PLAN
- AS - ARCHAEOLOGICALLY SENSITIVE AREAS
- SRA - SENSITIVE RESOURCE AREA
- SEHA - SENSITIVE ENVIRONMENTALLY SENSITIVE HABITATS
- TH - TERRESTRIAL HABITAT
- CSA - COASTAL STREAMS AND RIPARIAN VEGETATION
- W - WETLANDS
- MH - MARINE HABITAT

SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT LAND USE ELEMENT

LAND USE CATEGORIES COMBINING DESIGNATIONS

FF 37



| DATE   | REVISIONS                           |
|--------|-------------------------------------|
| 4-5-84 | CREATED NEW OVERLAY.                |
| 1-2-85 | ADOPTED AMENDMENT NO. 1.            |
| 1-2-85 | ADOPTED AMENDMENT NO. 2.            |
| 5-2-02 | Ord. 2908, Res. 2002-145, RS to REC |

### LEGEND

**LAND USE CATEGORIES**

- AG - AGRICULTURE
- RL - RURAL LANDS
- REC - RECREATION
- RR - RESIDENTIAL RURAL
- RS - RESIDENTIAL SUBURBAN
- RSF - RESIDENTIAL SINGLE-FAMILY
- RMF - RESIDENTIAL MULTI-FAMILY
- OPF - OFFICE & PROFESSIONAL
- CR - COMMERCIAL RETAIL
- CS - COMMERCIAL SERVICE
- IND - INDUSTRIAL
- PF - PUBLIC FACILITIES
- OS - OPEN SPACE

**BOUNDARIES**

- URBAN RESERVE LINE (URL)
- URBAN SERVICES LINE (USL)
- VILLAGE RESERVE LINE (VRL)
- PLANNING AREA
- CENTRAL BUSINESS DISTRICT (CBD)
- LOCAL COASTAL PLAN

**COMBINING DESIGNATIONS**

- ARI - AIRPORT REVIEW AREA
- GS - GEOLOGIC STUDY AREA
- FHA - FLOOD HAZARD
- EX - ENERGY & EXTRACTIVE AREA
- H - HISTORIC
- VSA - VISITOR SERVING AREA
- LCP - LOCAL COASTAL PLAN
- AS - ARCHAEOLOGICALLY SENSITIVE AREAS
- SRA - SENSITIVE RESOURCE AREA
- SEHA - SENSITIVE ENVIRONMENTALLY SENSITIVE HABITATS
- TH - TERRESTRIAL HABITAT
- CSA - COASTAL STREAMS AND RIPARIAN VEGETATION
- W - WETLANDS
- MH - MARINE HABITAT

SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT LAND USE ELEMENT

LAND USE CATEGORIES COMBINING DESIGNATIONS

Land Use Element FF37 RFF28

# VESTING TENTATIVE TRACT 2641

## DESCRIPTION

Lot 224, 225, 226, 227, 228, 229, 230, 231, and 388 of Tract 1933 Unit 1 in the County of San Luis Obispo, State of California, according to Map No. 1 in Book 18, page 10, in the Office of the County Recorder of said County. (18-17-000)

## ASSESSOR PARCEL NUMBERS

015-402-001, 015-407-006, 003-010-014, 012-013 and 014

## OWNER/BUILDER

550 Cypress Ridge Parkway  
Arroyo Grande, CA 93420  
Contact Mr. David Sullivan

## UNIT TYPE LOT No.

CLUB HOUSE 1

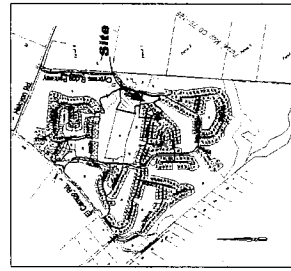
DUPLEX UNIT (20) 234

FIVE P.E. UNIT (10) 56, 7 & 10

7-30

## SURVEY CONTROL

The Base of Bearings for this area is the line between Corner "S222" having bearing of S 10° 02' 59" E per Tract Map (19-045-01) of California and elevations shown herein are in reference to the datum of the National Geodetic Survey. The survey was performed by A.M.A. Engineering, Topographic Information developed on these areas is based on an aerial photograph taken by Google Earth, CA 93401 (053) 548-0320 photograph, Ref. State E. San Luis Obispo, CA 93401 (053) 548-0320 photograph, 11/2/08, and supplemental field work performed 5/15/09 by A.M.A.



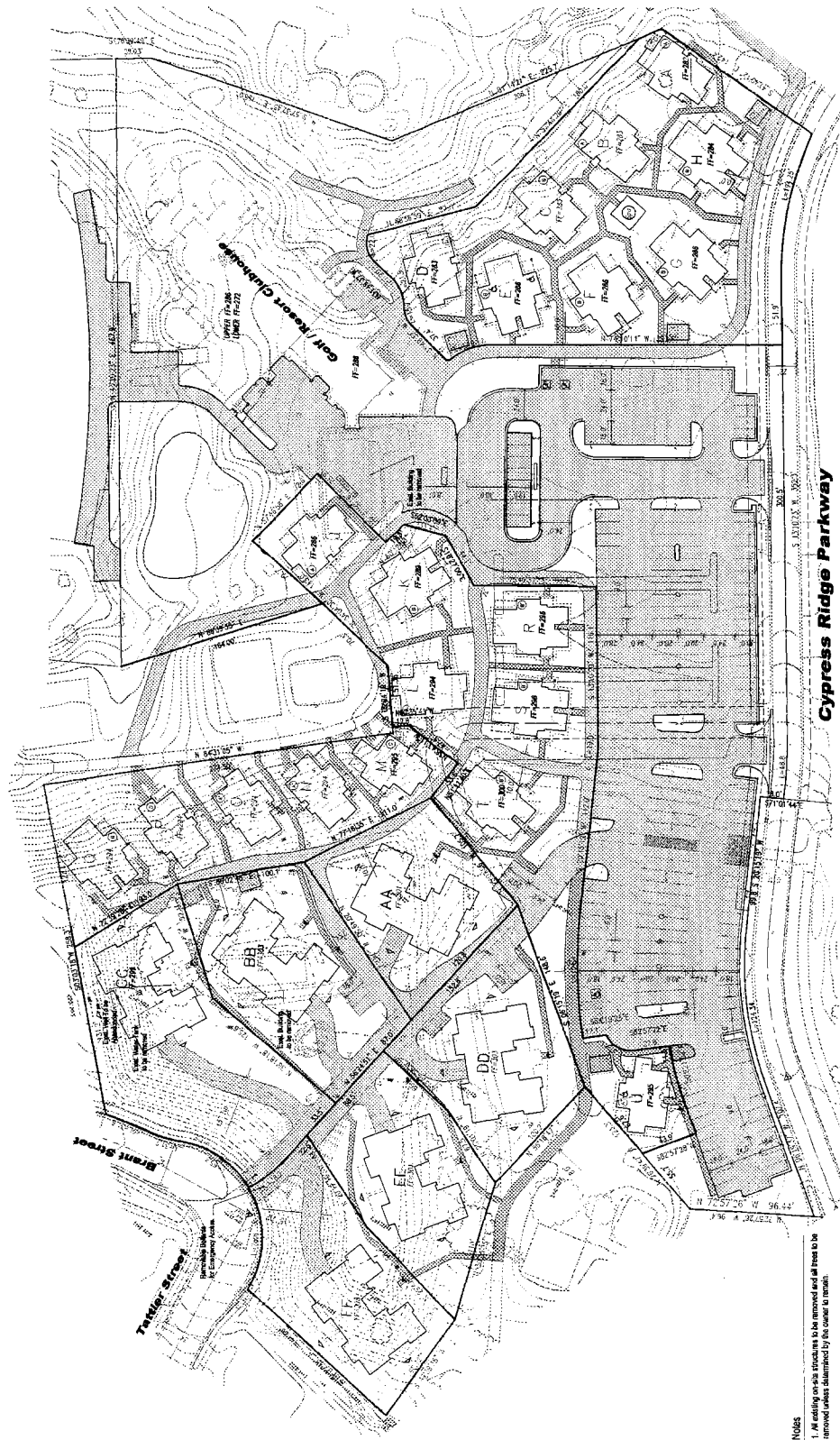
VELOCITY MAP

John L. Wallace & Associates  
Civil Engineering Survey Planning  
Land Use Planning Construction Services

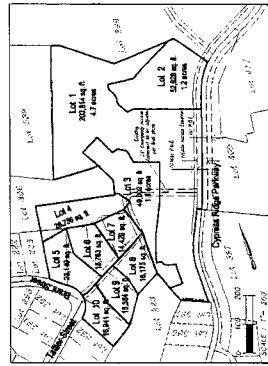
VESTING TENTATIVE MAP TRACT 2641

CYPRESS RIDGE GOLF RESORT

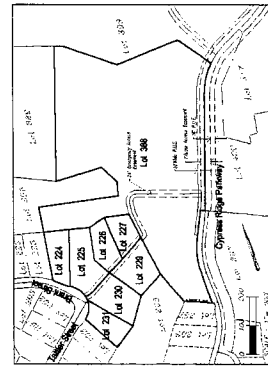
1/2



## Cypress Ridge Parkway



New Lot Configuration Tract 2641



Portion of Existing Lot Configuration Tract 1933 Unit 1

- NOTES
1. All existing on-site structures to be removed and all trees to be removed unless determined by the owner to retain.
  2. Existing use to be abandoned per County Health Department requirements.

## VESTING TENTATIVE TRACT 2641

DESCRIPTION

Lot 224, 225, 226, 227, 229, 230, 231, and 308 of Tract 1933 Unit 1 in the County of San Luis Obispo, State of California, according to Map filed in Book 19, page 10, in the Office of the County Recorder of said County. (10.1 Acres)

ASSESSOR PARCEL NUMBERS

075-400-001, 076-407-002, 009, 010, 011, 012, 013 and 014.

OWNER/BUILDER: Cypress Ridge L.P.

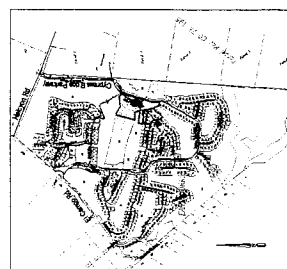
950 Cypress Ridge Parkway  
Arroyo Grande, CA 93420  
Contact: Mr. Dennis Sullivan

| UNIT TYPE         | LOT No.           |
|-------------------|-------------------|
| CLUB HOUSE        | 1                 |
| COUPLEX UNIT (20) | 234               |
| CONDO UNIT (16)   | 5, 6, 7, 8, 9, 10 |

## SURVEY CONTROL

The Basis of Bearings for this map is the line between Corner "F-1" and Corner "S322" having bearing of S 10° 02' 59" E per Tract Map 1933 Unit 1 (19-MB-10). All distances and elevations shown herein are in Imperial units.

Geospatial Topographic information delineated on these plans is based on an Aerial Survey provided by Golden State Aerial Surveys, Inc. 3165 Macklison Rd., Suite E, San Luis Obispo, CA 93401 (805) 494-0396 photography dated 11/20/98, and supplemental field work performed 5-16-03, by J.A.W.



### VICINITY MAP

als

JLWA

**JLWA**  
John L. Wallace & Associates  
Civil Engineering, Surveying • Planning  
Landscape Architecture • Construction Management

# TESTING TENTATIVE MAP TRACT 2841- PRELIMINARY GRADING PLAN

CYPRESS RIDGE GOLF RESORT

212



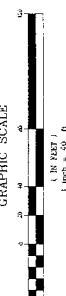
Notes

1. All existing on-site structures to be removed and all trees to be removed unless determined by the owner to remain.
2. Existing well to be abandoned per county health department.

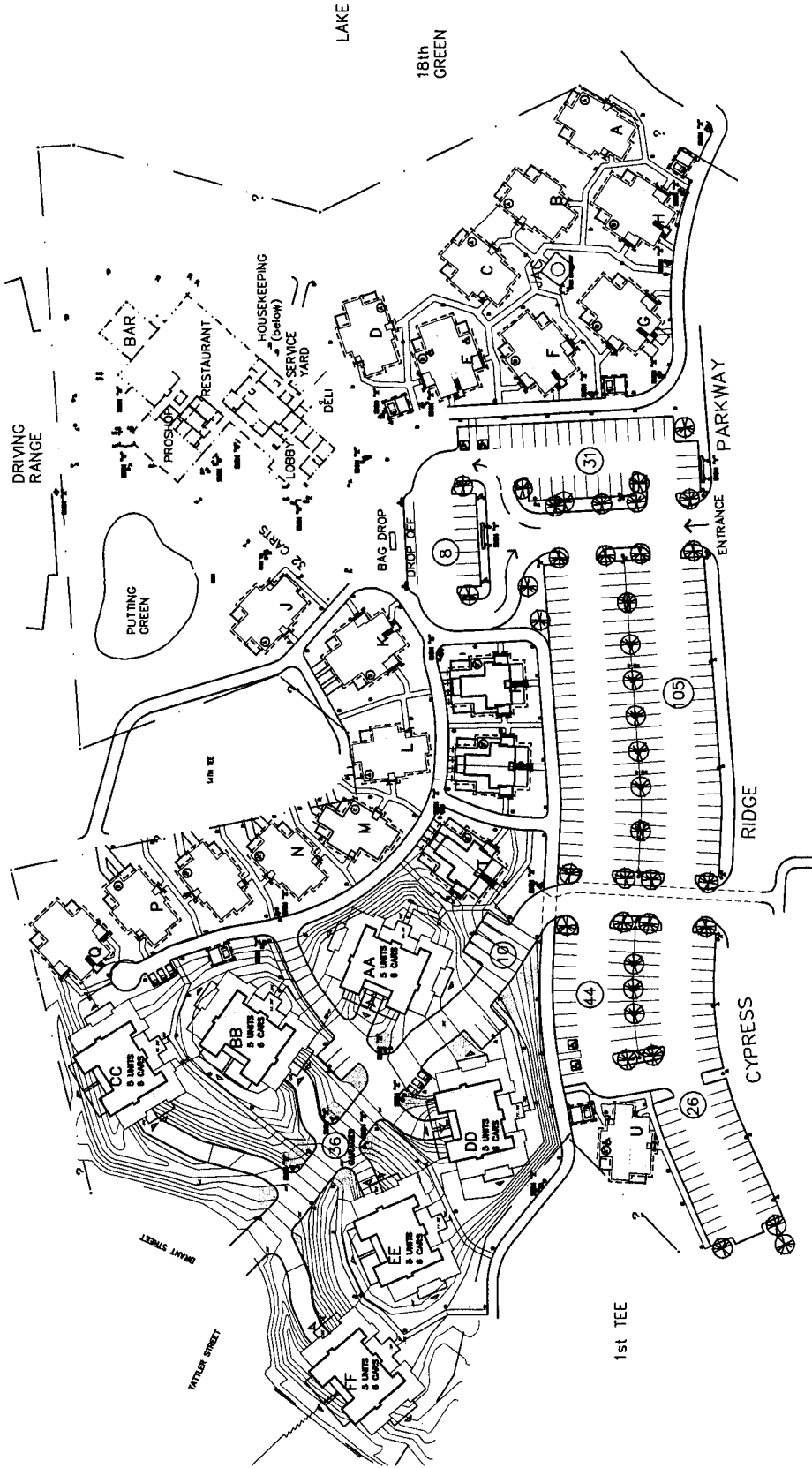
### LEGEND

[illegible]

GRAPHIC SCALE



7-32



↓ TO EXISTING SERVICE BUILDINGS

9th GREEN

**EWING**  
ARCHITECTS  
INC. A.I.A.  
723 E. California Bl.  
Pasadena, CA 91106  
TEL / 564 - 2106  
FAX / 564 - 5906



# The Lodge at Cypress Ridge

## Master Plan F

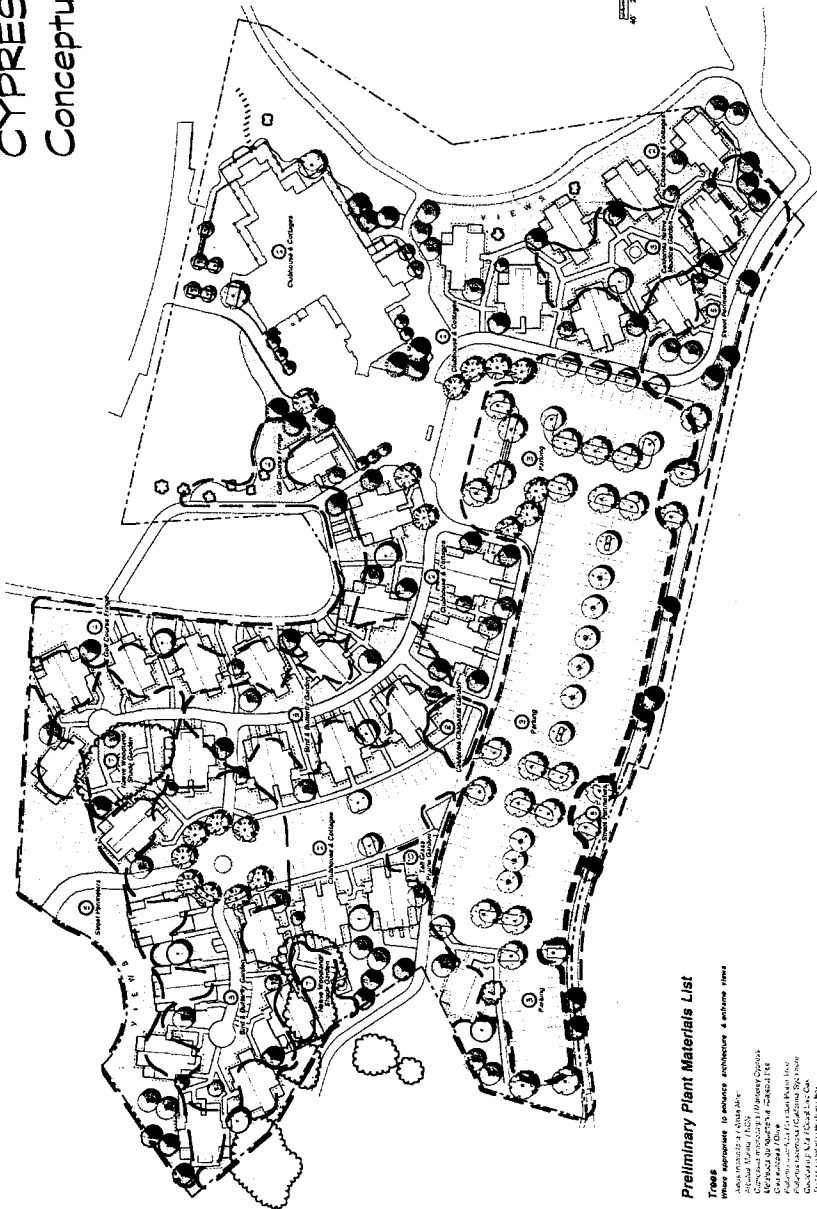
1" = 80'  
0 40' 80' 120' 160'

| NOTE:  | BUILDING COUNT  | UNIT COUNT | PARKING COUNT     | TOTAL SPACES |
|--|-----------------|------------|-------------------|--------------|
|  |                 |            |                   |              |
| All existing specimen cypress trees to remain. Building pads will be adjusted as required. | One Story       | 10         | 36                | 220          |
|  | Two story       | 10         | (+13) Standard    | 4            |
|  | 5-plex          | 4          | 10 Handicap       | 224          |
|  | Lodge           | 50         | (63) Garage Units | 36           |
|  | TOTAL BUILDINGS | 27         | TOTAL SPACES      | 260          |
|  |                 |            |                   | (93)         |

# CYPRESS RIDGE COTTAGES

## Conceptual Landscape Plan

7.33



### Preliminary Plant Materials List

- [illegible]

- [illegible]



KEYNOTES

CONTRACTOR: ANDERSON & ASSOCIATES, INC.  
 10000 E. 10TH AVE., SUITE 100  
 DENVER, CO 80231  
 (303) 751-1000

CYPRESS  
 RIDGE  
 GOLF CENTER  
 RESTAURANT  
 & CLUBHOUSE  
 10000 E. 10TH AVE.  
 DENVER, CO 80231  
 (303) 751-1000

OWNER: THE CYPRESS  
 RIDGE GOLF CENTER  
 10000 E. 10TH AVE.  
 DENVER, CO 80231  
 (303) 751-1000

EWING  
 ARCHITECTS  
 INC. AIA  
 721 E. California St.  
 Suite 100  
 Denver, CO 80202  
 (303) 733-0860  
 FAX / 303-733-0860  
 ewingarchitects.com

DESIGNER

These drawings are to be used  
 for the construction of the project  
 and are not to be used for any other  
 purpose without the written consent  
 of the architect. The architect  
 is not responsible for the accuracy  
 of the information provided by the  
 owner or other sources. The  
 architect is not responsible for the  
 construction of the project.

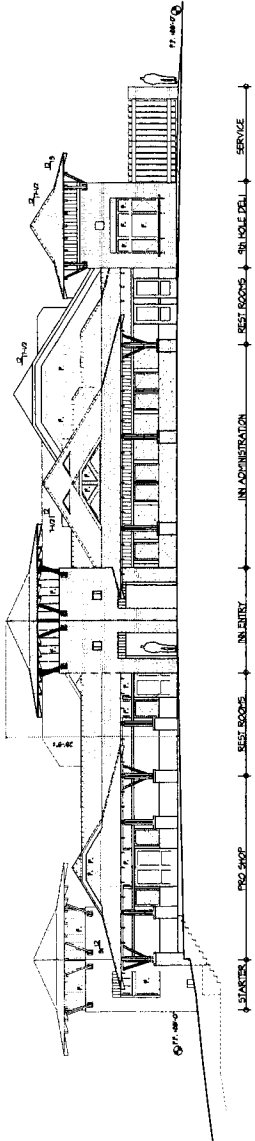
OWNER  
 ARCHITECT  
 CONTRACTOR

| REVISIONS |
|-----------|
|           |
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|           |

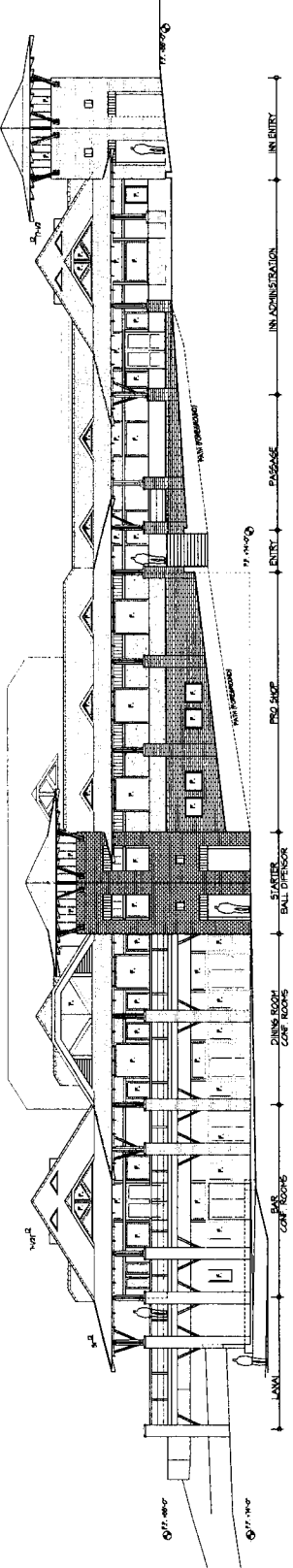
DATE  
 01-02-20  
 A/E: AIA

SHEET TITLE  
 A5.1  
 REST.

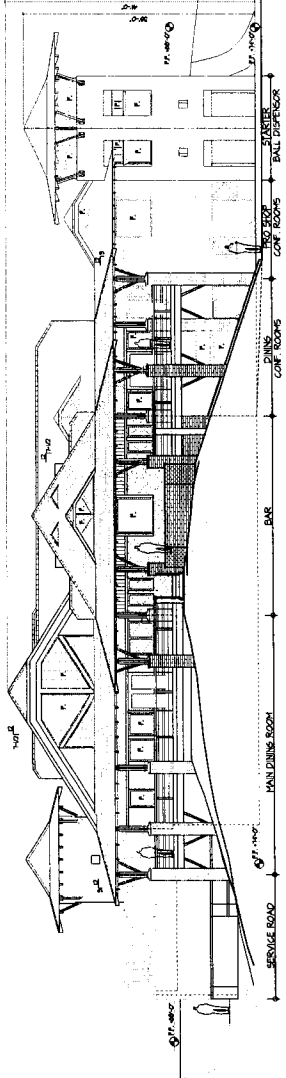
7-34



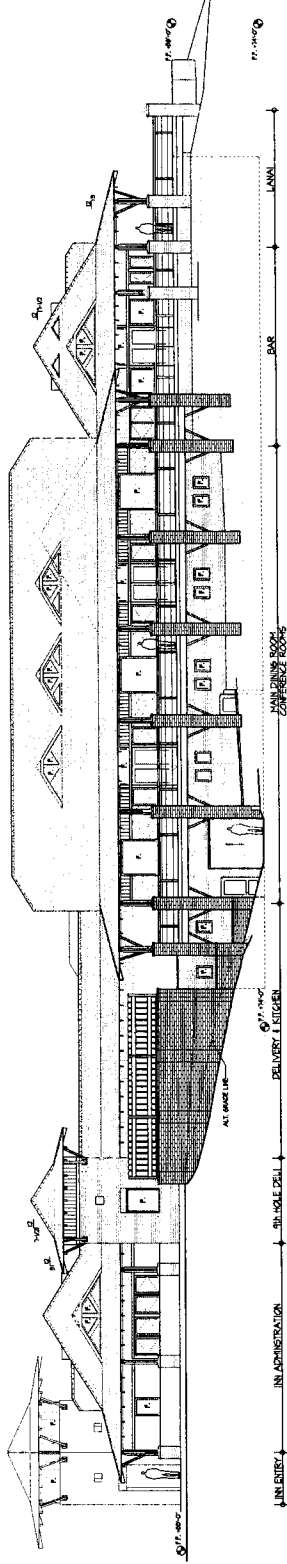
WEST ELEVATION  
 SCALE 1/8" = 1'-0"



NORTH ELEVATION  
 SCALE 1/8" = 1'-0"

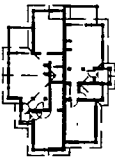
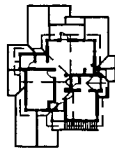
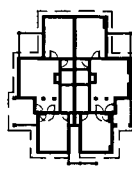
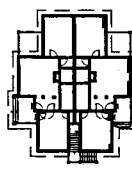
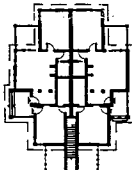
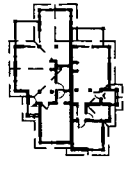
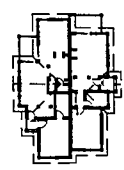





EAST ELEVATION  
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"



|   |   |   |   |   |   |   |   |   |  |
|---|---|---|---|---|---|---|---|---|--|
|  |  |  |  |  |  |  |  |  |  |
| Cottage A<br>One Story<br>(Types 3, 9)<br>4sim)                                     | Cottage A<br>Two Story<br>(Types 3, 9)<br>4sim)                                     | Cottage B<br>One Story<br>(Types 6x2)<br>4)   | Cottage B<br>Two Story<br>(Types 6x2,<br>4)   | Cottage B<br>w/ Garage<br>(Types 4,<br>6x2sim)                                      | Cottage C<br>Hospitality<br>(Types 3, 8)  | Cottage D<br>Honeymoon<br>(Types 1, 2,<br>3)                                      | Fiveplex<br>1st Floor<br>(Types 10,<br>11)  | Fiveplex<br>2nd Floor<br>(Type 12x2)  | Cart<br>Garage   |

|                      | Type 1 * | Type 2 * | Type 3 | Type 4 | Type 5 | Type 6 | Type 7 | Type 8 ^ | Type 9 | Type 10 * | Type 11 * | Type 12 * | Totals |
|----------------------|----------|----------|--------|--------|--------|--------|--------|----------|--------|-----------|-----------|-----------|--------|
| Square Footage       | 309      | 656      | 705    | 887    | 962    | 982    | 989    | 979      | 1,027  | 1,230     | 1,328     | 1,110     |        |
| Bedrooms             | 1        | 1        | 1      | 2      | 2      | 2      | 2      | 1        | 2      | 2         | 2         | 2         |        |
| Total Units          | 1        | 1        | 10     | 10     | 8      | 12     | 2      | 1        | 6      | 12        | 6         | 12        | 81     |
| Total Bedrooms       | 1        | 1        | 10     | 20     | 16     | 24     | 4      | 1        | 12     | 24        | 12        | 24        | 149    |
| Total Square Footage | 309      | 656      | 7,050  | 8,870  | 7,696  | 11,784 | 1,978  | 979      | 6,162  | 14,760    | 7,968     | 13,320    | 81,532 |

\* Honeymoon  
^ Hospitality  
` Fiveplex

7-36

# The Lodge at Cypress Ridge UNIT SUMMARY

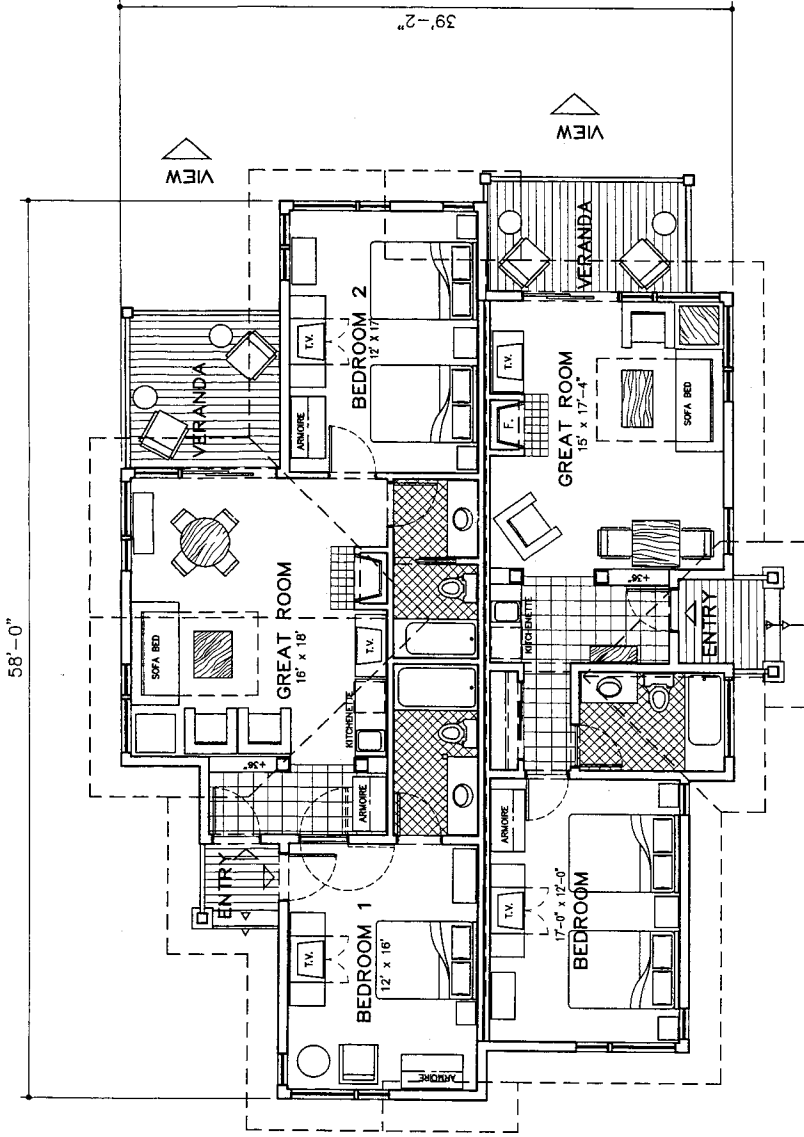
EWING  
ARCHITECTS  
INC. A.I.A.

723 E. California  
Pasadena, CA 91  
626 / 584 -





7-38



The Lodge at Cypress Ridge

COTTAGE "A"

EWING ARCHITECTS INC. A.I.A.

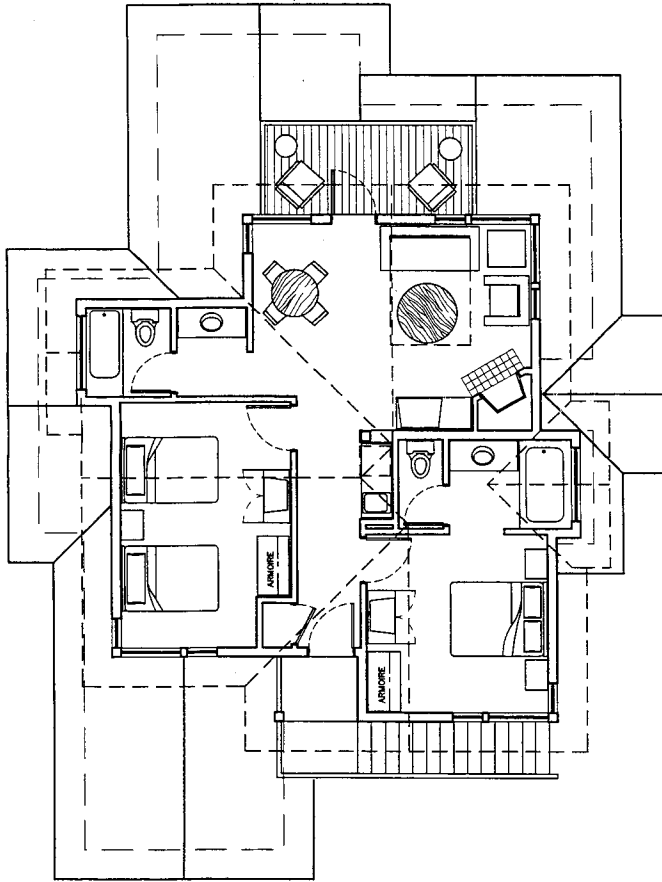
626 / 584 - C  
626 / 584 - S

1/8" : 1'-0"

0' 1' 3' 5' 10'

TWO + ONE UNITS - FIRST LEVEL  
NO UPSTAIRS (TYPES 3, 9)

7-39



EWING  
ARCHITECTS  
INC. A.I.A.

723 E. California Bl.  
Pasadena, CA 91106  
526 / 584 - 0861  
FAX / 584 - 5905

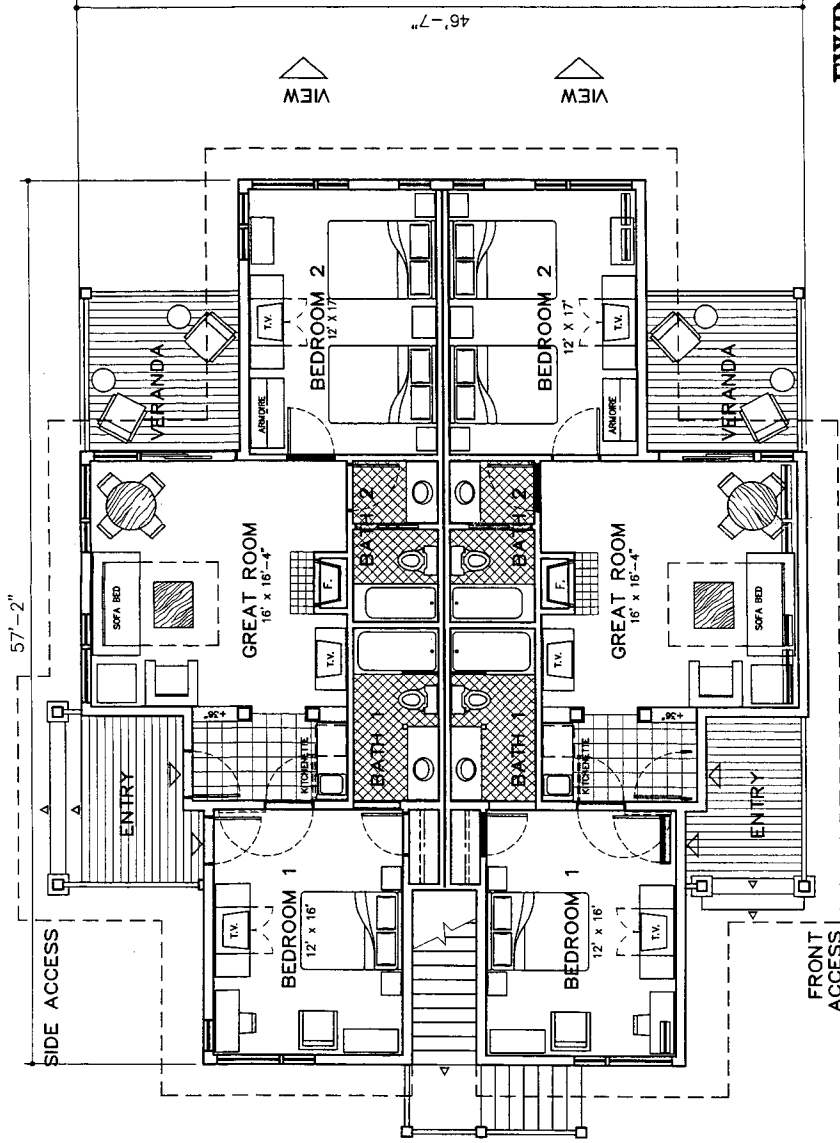
## The Lodge at Cypress Ridge

### COTTAGE "A"

TWO + ONE UNITS - FIRST LEVEL  
ONE UNIT UPSTAIRS (TYPES 4slm)

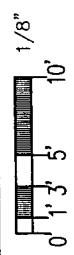


7-40



**EWING**  
ARCHITECTS  
INC. A.I.A.

1'-0" 723 E. California Bl.  
Pasadena, CA 9110  
626 / 584 - C  
FAX / 584 - 58

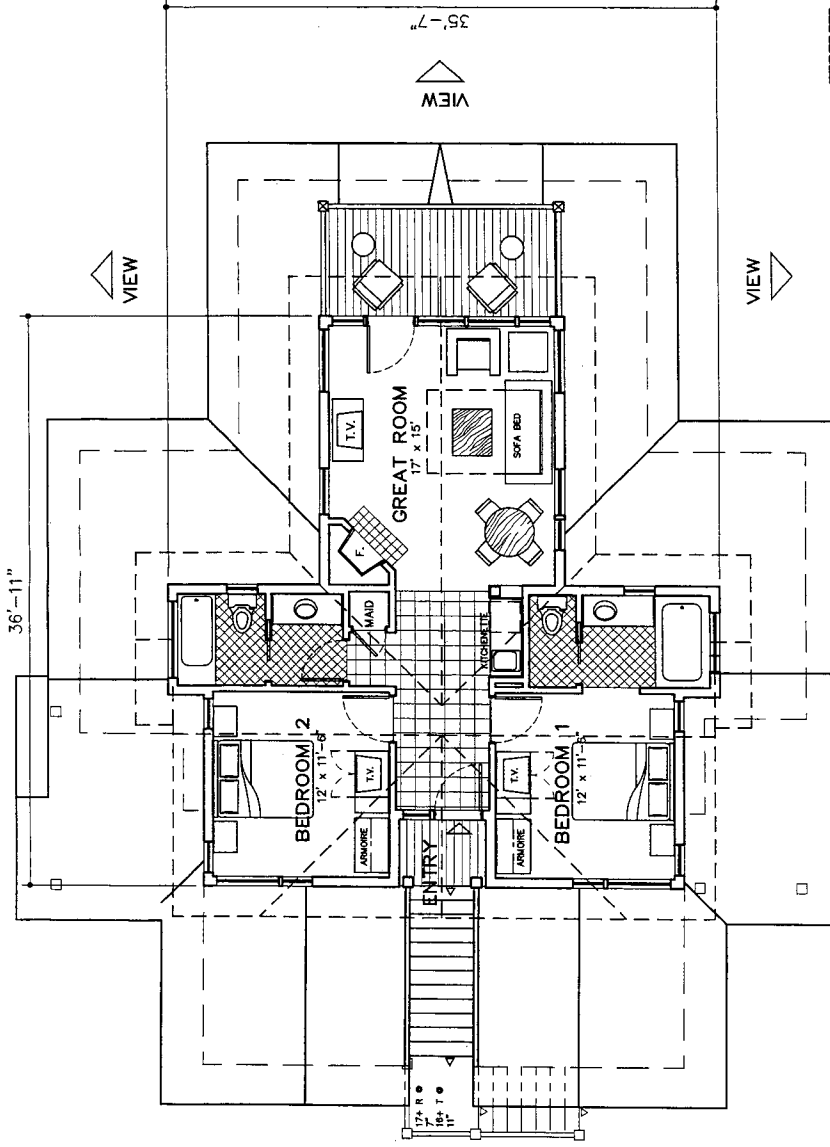


# The Lodge at Cypress Ridge

COTTAGE "B"

TWO + TWO UNITS - FIRST LEVEL  
ONE UNIT UPSTAIRS (TYPES 6x2, 4)

7.41



**EWING**  
ARCHITECTS  
INC. A.I.A.

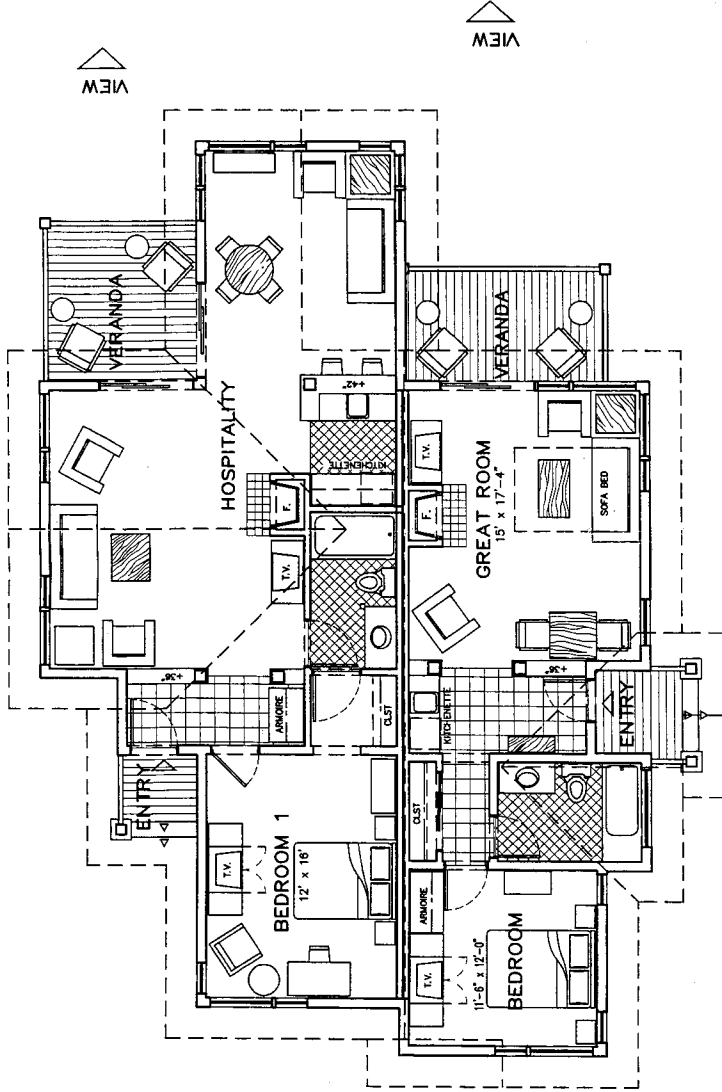
1'-0" = 1/8" : 1'-0" 723 E. California Bl.  
Pasadena, CA 9110  
626 / 584 - C  
FAX / 584 - 55



The Lodge at Cypress Ridge

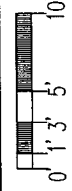
COTTAGE "B" SECOND LEVEL UNIT  
ONE UNIT UPSTAIRS (TYPE 4)

7-42



**EWING**  
ARCHITECTS  
INC. A.I.A.

1'-0" = 1/8" : 1'-0" 723 E. California Bl.  
Pasadena, CA 9110  
626 / 584 - C  
FAX / 584 - 55

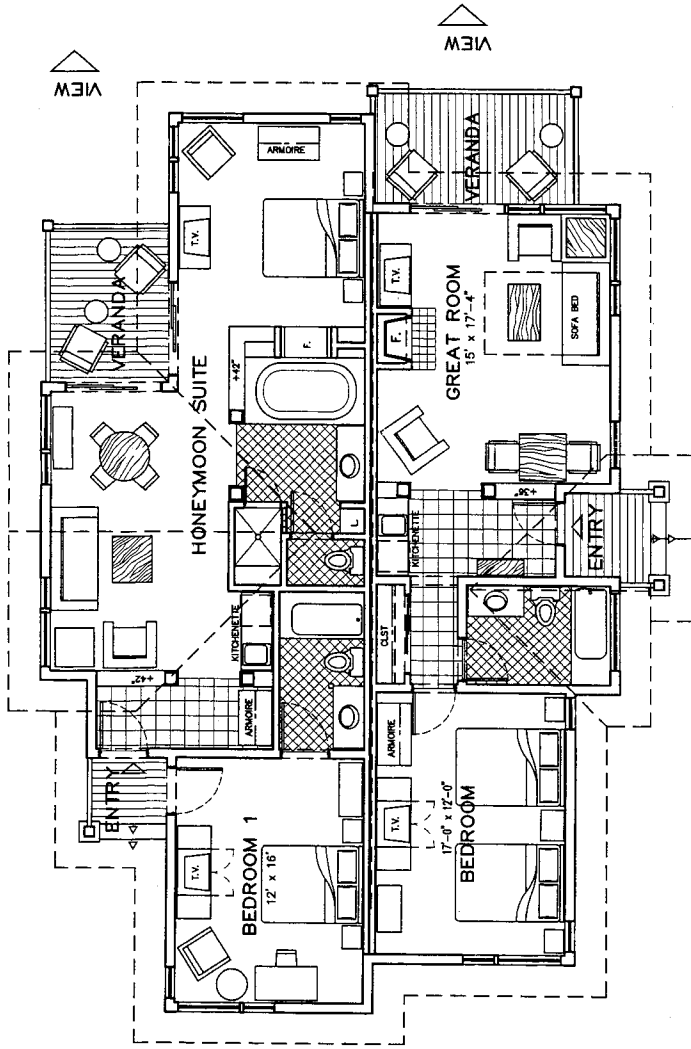


# The Lodge at Cypress Ridge

HOSPITALITY + ONE UNIT - FIRST LEVEL  
NO UPSTAIRS (TYPES 3, 8)

COTTAGE "C"

7.43



EWING  
ARCHITECTS  
INC. A.I.A.

1'-0" 723 E. California Bl.  
Pasadena, CA 9110  
926 / 584 - C  
FAX / 584 - 58

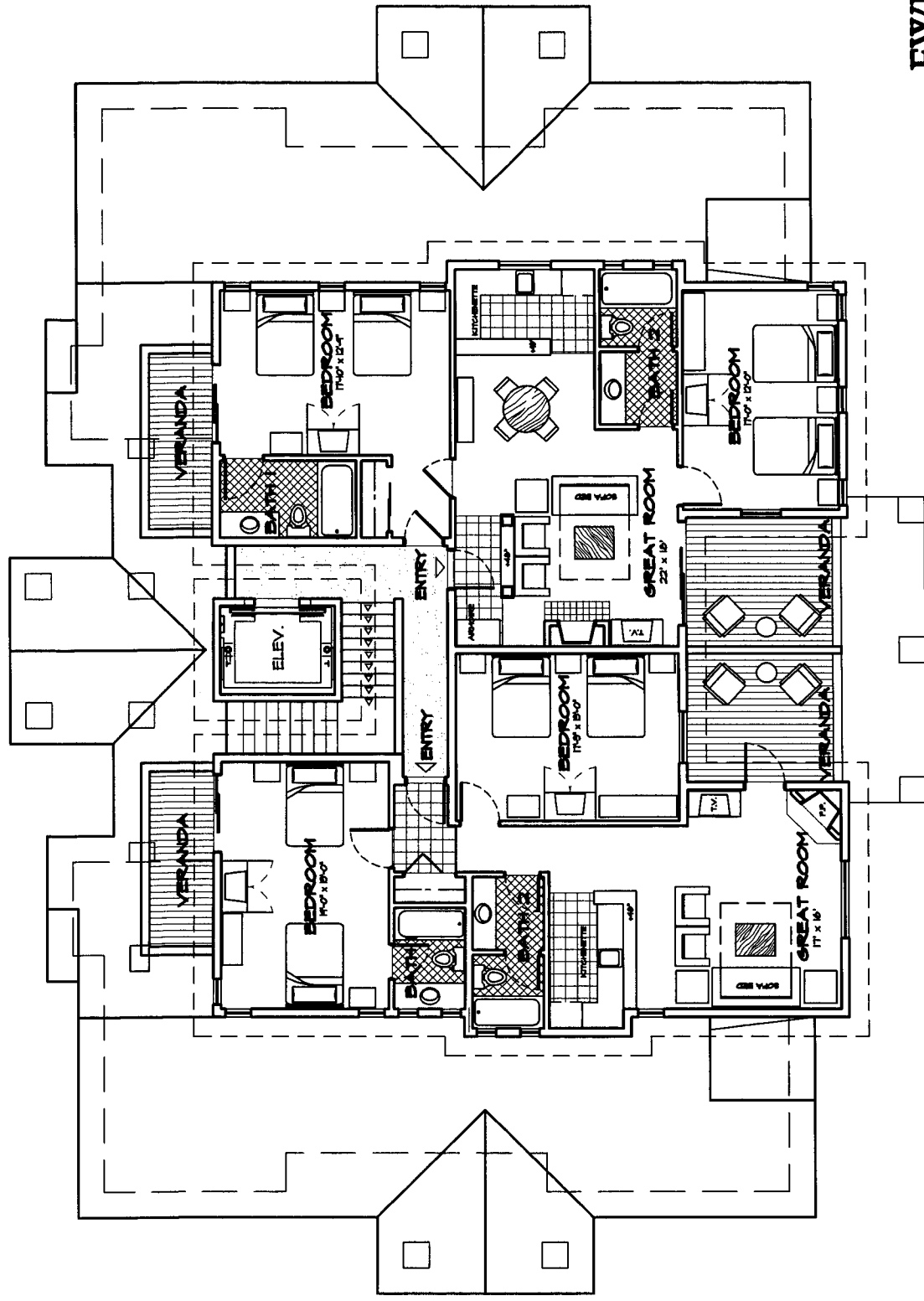
# The Lodge at Cypress Ridge

## COTTAGE "D"

HONEYMOON + ONE UNIT - FIRST LEVEL  
NO UPSTAIRS (TYPES 1, 2, 3)



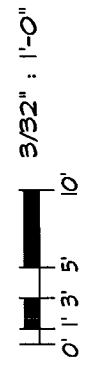
7.44



**EWING**  
ARCHITECTS  
INC. AIA

723 E. California Bl.  
Pasadena, CA 91106  
626 / 584 - 0860  
FAX / 584 - 5905

# The Lodge at Cypress Ridge

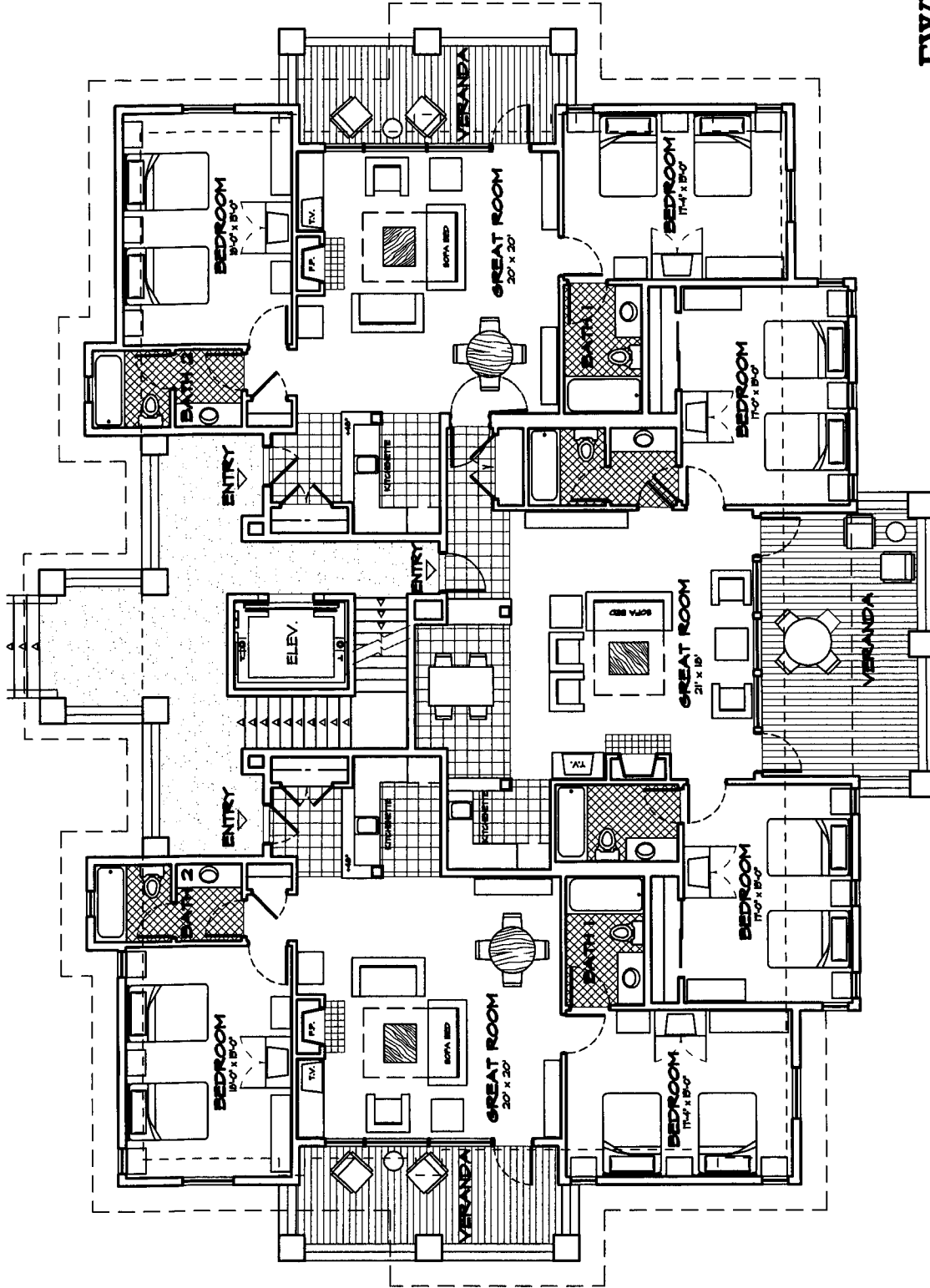


UPPER LEVEL  
2 UNITS

**FIVEPLEX**



7-45

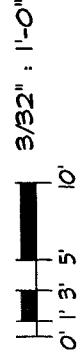


**EWING**  
ARCHITECTS  
INC. AIA

723 E. California Bl.  
Pasadena, CA 91106  
626 / 584 - 0860  
FAX / 584 - 5905

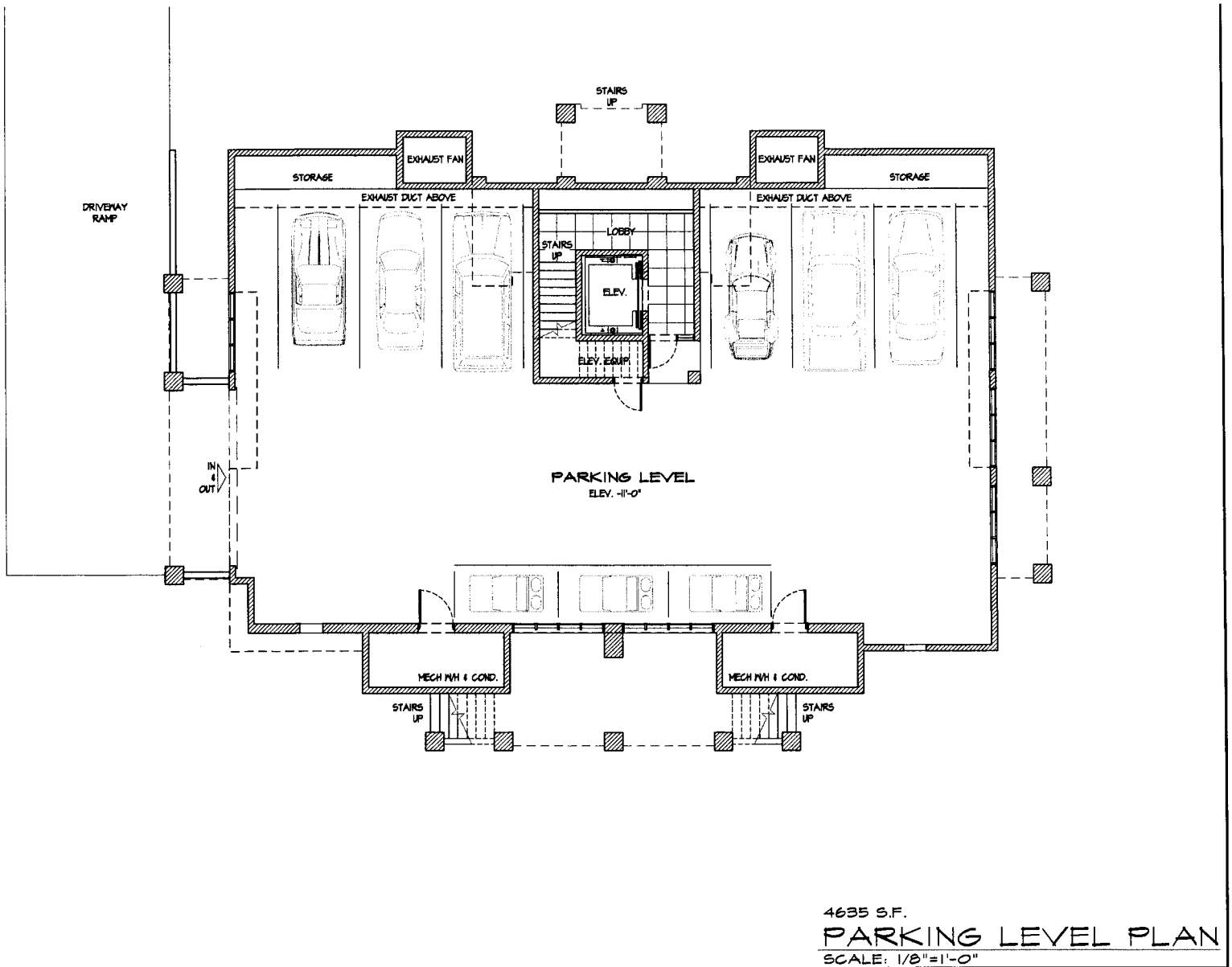
# The Lodge at Cypress Ridge

LOWER LEVEL  
3 UNITS



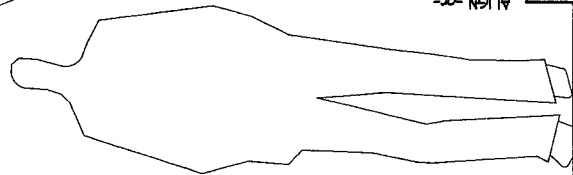
**FIVEPLEX**

7-46



TEXT GRAPHICS,  
PAINTED BLACK  
OR RAISED  
BLACK LETTERS  
4" and 2 3/4"  
HIGH, EQ.  
SPACING  
BETWEEN  
LETTERS

DIRECTIONAL  
ARROWS,  
PAINTED BLACK  
OR RAISED  
BLACK  
GRAPHIC



ALIGN OR  
EVENLY SPACED  
BETWEEN CURBS

CAST IN PLACE  
CONC. BASE

10'-0"

10 1/2"

6'-3"

EQ. 4 1/2" EQ.

10 1/2"

1'-0"

Cypress Ridge Inn

18th TEE

1st TEE



2'-6"

1'-0"

1'-6"

2'-9 3/4"

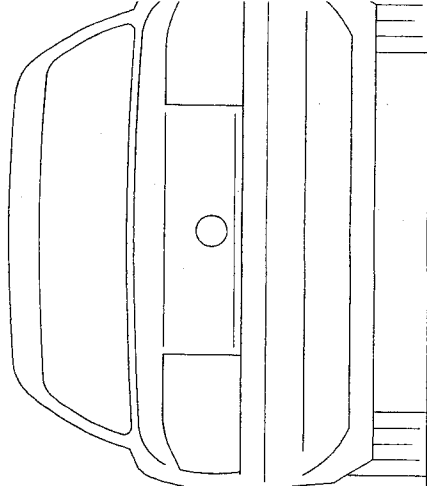
5'-9 3/4"

6"

NTS

7.47

4 - 4x  
W/ 3/2  
CHAFF  
TOPS  
DARK  
TO MA  
BLDG  
3 - 2x  
SIGN  
3/8" CI  
AT PE  
STAIN  
/GREE  
MATCH  
EAVE  
BOLTE  
CONNE



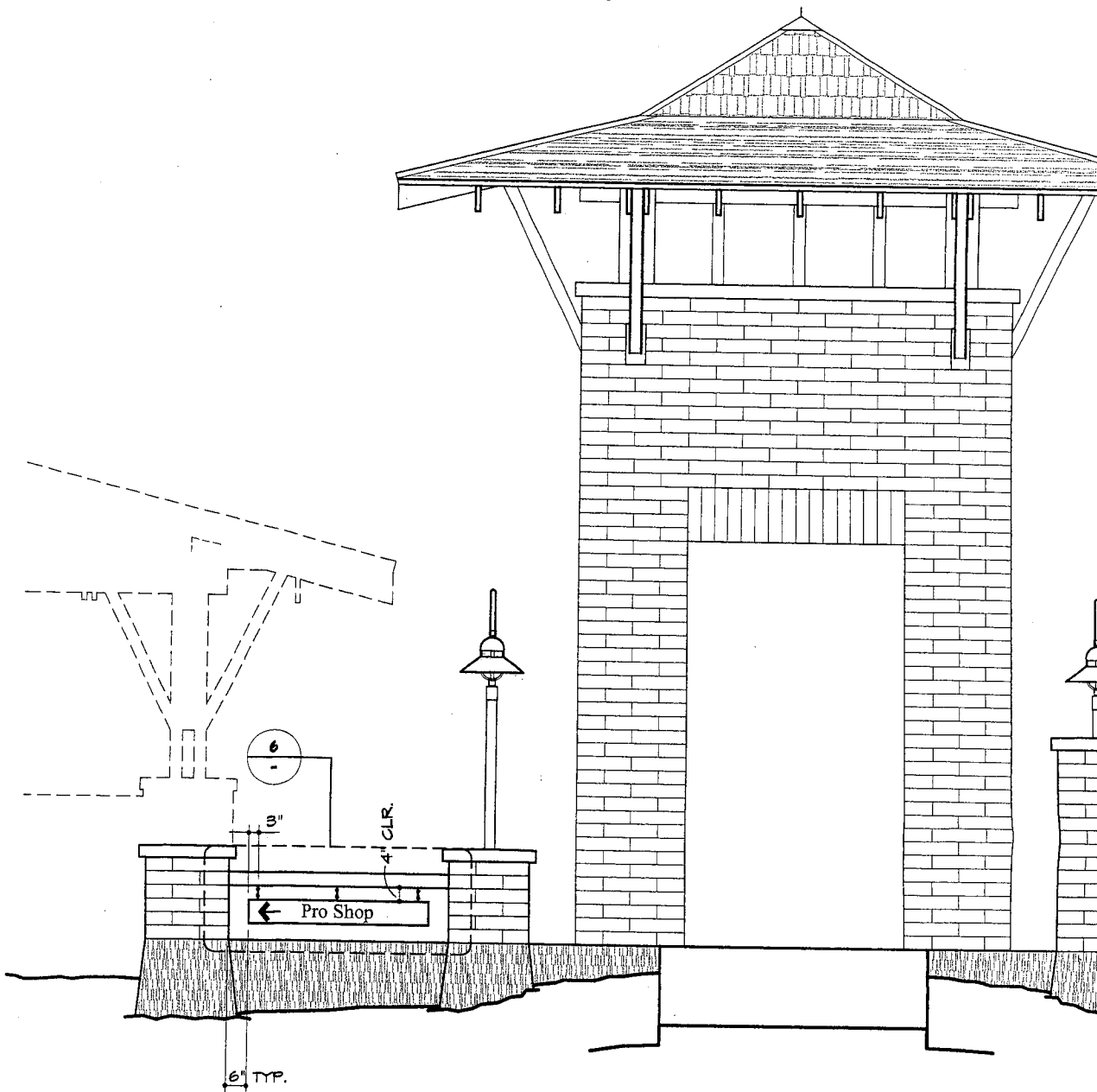
ENTRY SIGNAGE ELEVATION

SCALE: 3/4"=1'-0"





7.50



IN SIGNAGE LOCATION ELEVATION  
ALE: 3/8"=1'-0"



$\eta-5^2$

**NEGATIVE DECARATION**



7.53



# COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (jdm)

## MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED03-186

DATE: May 20, 2005

PROJECT/ENTITLEMENT: Cypress Ridge Tract Map and Conditional Use Permit SUB2003-00208, D000391D

APPLICANT NAME: Denis Sullivan/Cypress Ridge Limited Partners  
 ADDRESS: 950 Cypress Ridge Parkway, Arroyo Grande, CA 93420  
 CONTACT PERSON: Cindy Lewis/JLWA Telephone: 805/544-4011

**PROPOSED USES/INTENT:** Request by Denis Sullivan/Cypress Ridge Limited Partners for a vesting tentative Tract Map and Conditional Use Permit to 1) subdivide eight existing lots (totaling approximately 10.1 acres) into 10 parcels ranging from 0.35 acres to 4.7 acres each for the purpose of sale and or development; 2) allow for the following uses within this 10.1 acre area: construction of 81 individually-owned lodging units (one- and two-story, one- and two-bedroom units [totaling 149 bedrooms]); lodging occupancy shall be limited to no more than 29 days for non-owners and 84 days for unit owners; a 200-seat restaurant; a pro shop and clubhouse (replaces existing facility); conference rooms (totaling 3,408 sq. ft); and 3) reduce parking requirements by approximately 34% to provide for a 212-space parking lot.

**LOCATION:** The project is located at 950 Cypress Ridge Parkway, approximately 2,000 feet south of Halcyon Road, in the village of Palo Mesa on the Nipomo Mesa, in the South County planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
 County Government Center, Rm. 310  
 San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** Regional Water Quality Control Board

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....5 p.m. on June 3, 2005**  
**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

### Notice of Determination

State Clearinghouse No. \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ Lead Agency  
☐ Responsible Agency approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
 County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

| Signature | Project Manager Name | Date | Public Agency |
|-----------|----------------------|------|---------------|
|-----------|----------------------|------|---------------|



7-54

COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

**Project Title & No.** Cypress Ridge Tract Map and Conditional Use Permit ED03-186(SUB2003-00208, D000391D)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Geology and Soils                    | <input type="checkbox"/> Recreation                            |
| <input type="checkbox"/> Agricultural Resources          | <input type="checkbox"/> Hazards/Hazardous Materials          | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality          | <input checked="" type="checkbox"/> Noise                     | <input checked="" type="checkbox"/> Wastewater                 |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Population/Housing        | <input checked="" type="checkbox"/> Water                      |
| <input type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use                              |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

John McKenzie  
Prepared by (Print)

*John McKenzie*  
Signature

5/12/05  
Date

John Nall  
Reviewed by (Print)

*John Nall*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

5/16/05  
Date

7.55

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Proposal by Denis Sullivan/Cypress Ridge Limited Partners for a vesting tentative Tract Map and Conditional Use Permit to 1) subdivide eight existing lots (totaling approximately 10.1 acres) into 10 parcels ranging from 0.35 acres to 4.7 acres each for the purpose of sale and or development; 2) allow for the following uses within this 10.1 acre area: construction of 81 individually-owned lodging units (one- and two-story, one- and two-bedroom units [totaling 149 bedrooms]); lodging occupancy shall be limited to no more than 29 days for non-owners and 84 days for unit owners; a 200-seat restaurant; a pro shop and clubhouse (replaces existing facility); conference rooms (totaling 3,408 sq. ft); and 3) reduce parking requirements by approximately 34% to provide for a 212-space parking lot. The project is located at 950 Cypress Ridge Parkway, approximately 2,000 feet south of Halcyon Road, in the village of Palo Mesa on the Nipomo Mesa, in the South County planning area.

**ASSESSOR PARCEL NUMBER(S):** 075-400-001 & 075-401-002, SUPERVISORIAL DISTRICT # 4  
003, & 004

### **B. EXISTING SETTING**

**PLANNING AREA:** South County (Inland), Palo Mesa

**LAND USE CATEGORY:** Recreation

**COMBINING DESIGNATION(S):** None

**EXISTING USES:** Residential development, golf course

**TOPOGRAPHY:** Nearly level to moderately sloping

**VEGETATION:** Grasses , ornamental landscaping

**PARCEL SIZE:** 8 parcels totaling approximately 10.1 acres

7-54

**SURROUNDING LAND USE CATEGORIES AND USES:**

|  |  |
|--|--|
| <i>North:</i> Residential Suburban; residential, golf course | <i>East:</i> Residential Suburban, Residential Rural: residential, agricultural uses |
| <i>South:</i> Residential Suburban; residential, golf course | <i>West:</i> Residential Suburban; residential, golf course                          |

**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

The proposed Negative Declaration is tiering from the certified "Cypress Ridge Tract Map and Development Plan Final Environmental Impact Report" (August, 1996) and EIR Addendum (October, 1999), copies of which are on file with the County of San Luis Obispo, Planning and Building Department. In addition, the following includes the analysis provided for the Cypress Ridge

**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY CHECKLIST**

| 1. | <b>AESTHETICS - Will the project:</b>                                      | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact     | Not Applicable                      |
|----|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) | <b>Create an aesthetically incompatible site open to public view?</b>      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) | <b>Introduce a use within a scenic view open to public view?</b>           | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | <b>Change the visual character of an area?</b>                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d) | <b>Create glare or night lighting, which may affect surrounding areas?</b> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| e) | <b>Impact unique geological or physical features?</b>                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | <b>Other:</b> _____  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |

**Setting.** The project is within the existing Cypress Ridge development and about 2,000 feet from both El Campo Road and Halcyon Road. Within this 2,000 feet there are existing Cypress Ridge residences, commercial development and portions of a landscaped 18-hole golf course. The immediate surrounding land uses, which are all a part of the Cypress Ridge development is Residential Suburban. All of the Cypress Ridge development is within the Palo Mesa village reserve line (VRL). Land uses surrounding Cypress Ridge include Residential Rural to the south, east and north, and Residential Suburban to the west.

**Impact.** The project proposes 81 one- and two-story, one- to two-bedroom resort units (totaling 149 bedrooms), a restaurant, several conference rooms and a pro shop/clubhouse facility. The project may be intermittently visible from the perimeter public roadways.

7-57

**Mitigation/Conclusion.** The project includes an extensive landscaping plan throughout the Cypress Ridge development, including extensive landscaping for the proposed development. All lighting will be required to meet county LUO Section 22.10.060 to avoid light from escaping outside of the proposed project boundaries. Lastly, the exterior colors proposed are considered neutral and dark (olive green, brown, gray, darker tan and black). Based on implementation of these measures, no significant visual impacts are expected to occur.

## 2. AGRICULTURAL RESOURCES

- Will the project:

|  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Convert prime agricultural land to non-agricultural use?</i>                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Impair agricultural use of other property or result in conversion to other uses?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Conflict with existing zoning or Williamson Act program?</i>                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The soil types include:

Oceano sand (0-2%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VI" , and the "irrigated soil class is "IV".

**Impact.** The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. A greenhouse operation exists approximately 900 feet to the southeast from the closest portion of the proposed project. No impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

## 3. AIR QUALITY - Will the project:

|   | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact     | Not Applicable           |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create or subject individuals to objectionable odors?</i>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

7-58

**3. AIR QUALITY - Will the project:**

|   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| d) <i>Be inconsistent with the District's Clean Air Plan?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is within the village reserve line of the Palo Mesa village. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The Cypress Ridge EIR evaluated for dust and vehicle emissions above what was ultimately approved. The main component evaluated in the EIR but not constructed was an additional nine holes of golf. Vehicle emissions related to this unbuilt portion totaled 374 average daily trips (ADT) which equates to about 37 peak hour trips. Also, 7 residential lots are being used as a part of the resort development, which equals about 70 ADT and 8 PHT. An oil refinery is located several miles to the southwest that has the potential to emit occasional odors to surrounding areas. Based on geological maps, no serpentine or ultramafic rock formations/soils are known to occur in the immediate vicinity.

**Impact.** As proposed, the project will result in the disturbance of the entire 10.1 acre area. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the 6,350 sq. ft. restaurant would exceed Tier 1 impacts (generate 10 lbs of emission/day). The proposed 81-unit hotel/conference rooms also exceeds the Tier 1 threshold impacts (between 67 and 160 rooms) and generate in excess of 10 lbs of emissions/day, which warrants mitigation. Based on the ITE traffic generation manual and input from the Public Works Department, these two uses would generate approximately 820 ADT (restaurant -  $6,350/1000 \times 7.49 = 48$  pht or 480 ADT; lodge/conf. rooms -  $81 \times 0.42 = 34$  PHT or 340 ADT). When compared to what was evaluated in the EIR, their would be approximately 376 additional ADT. This would result in similar emissions of about 38 homes, which would be equivalent to a Tier I impact. The existing pro shop will be removed and integrated into the restaurant structure.

The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP). Per APCD's response (see attached), they have identified the construction of the lodge as exceeding their Tier II thresholds (not considering previous EIR analysis), which would require additional mitigation measures for the specific request. APCD also identified the need for additional mitigation for the ongoing operational phase of the project. The Nipomo Community Advisory Committee expressed concerns of this project's potential impacts on air quality. APCD identifies the potential for asbestos-containing material as a part of the demolition of the existing pro shop.

The project is within the Palo Mesa village reserve line, which is a community that includes the preliminary elements and increased densities of what is targeted to eventually become a more urban area in the future. APCD encourages increased development to be within urbanized areas.

Guests of the lodge and restaurant may occasionally be exposed to potential odors from the nearby oil refinery. According to APCD, while not considered a potentially significant health risk, the periodic odors will likely increase the complaints received by APCD when they occur.

1-59

**Mitigation/Conclusion.** The impacts of the proposed project would result in a small increase in air quality impacts above what was evaluated in the EIR. The applicant has agreed to numerous mitigation measures to reduce air quality impacts during construction as well as for long-term emissions (see Exhibit B) that are consistent with what was recommended in the EIR, and what is currently expected of development by APCD.

The South County Air Quality Mitigation program, while not directly benefited by the proposed development, is intended to partially mitigate the cumulative effects of new development within the South County planning area. This program funds several strategies within the South County to improve air quality and reducing single-occupant vehicles, by:

- 1) attracting transit ridership through regional bus stop improvements,
- 2) encouraging carpooling through park-and-ride lot improvements and ridesharing advertising,
- 3) promoting the use of bicycles through bike lane installation,
- 4) reducing dust through limited road paving of several unpaved roads, and
- 5) providing electronic information/services locally to reduce vehicle trip lengths.

This program has helped fund the purchase of a clean-fuel bus now in operation.

The latest URBEMIS air quality modeling is now recognizing the increased use of hybrid vehicles, which will also help reduce cumulative effects.

The applicant has agreed to provide notification to all guests of the presence of the refinery and the occasional odors, and that they are not a significant health risk.

While the pro shop was constructed less than 10 years ago, a condition of approval will be added to make sure any asbestos encountered during demolition will be properly handled to avoid significant health risks.

Based on the above discussion, all impacts can be reduced to less than significant levels.

| 4. <b>BIOLOGICAL RESOURCES -</b><br><i>Will the project:</i>                                       | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in a loss of unique or special<br/>status species or their habitats?</i>              | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Reduce the extent, diversity or<br/>quality of native or other important<br/>vegetation?</i> | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <i>Impact wetland or riparian habitat?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |

7-60

**4. BIOLOGICAL RESOURCES -**  
**Will the project:**

|   | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The following habitats were observed on the proposed project: Grasses, ornamental. The previous EIR reviewed the property for the following species, and where they were found mitigation developed and implemented as a part of the original approval.

Previous EIR. According to the Cypress Ridge Final EIR (page V-79), four special status plant taxa were observed on or adjacent to the Cypress Ridge property: California spineflower, Sand almond, Gambel's watercress and Marsh sandwort. These species are found at or near (within 1,000 feet) the southern development boundary (Black Lake Canyon). The Canyon also provides sensitive habitat for the following sensitive wildlife species: Southwestern pond turtle, California red-legged frog and Cooper's hawk. No sensitive species were previously identified within the current project boundaries.

Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

**Plants:** Sand mesa manzanita (*Arctostaphylos rudis*), Gambel's water cress (*Rorippa gambelii*), marsh sandwort (*Arenaria paludicola*, dune larkspur (*Delphinium parryi* ssp. *blochmaniae*), Nipomo Mesa lupine (*Lupinus nipomensis*). Project is within .25 mile of *Clarkia* population, and neighbors prime *Clarkia* habitat.

**Wildlife:** Monarch butterfly (*Danaus plexippus*)

**Habitats:** None (Coastal and Valley Freshwater Marsh identified to the south of project boundaries [Black Lake Slough])

**Impact.** Direct impacts to sensitive vegetation is considered potentially very low due to one or more of the following conditions applying within the project boundaries: areas denuded of any vegetation, areas covered with ornamental vegetation, non-native grasses or ruderal plants; or covered with man-made structures (i.e., buildings, parking lots). The site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. All surface runoff will be directed to existing drainage basins and avoid impacts to Black Lake Slough. Several cypress trees are proposed for removal. These trees are not potentially compatible for Monarch butterfly habitat. The proposed landscaping plan includes numerous native and non-native trees to be planted. Without care being taken, certain types of landscaping / erosion control plants can escape into sensitive areas, such as Black Lake Slough, and displace sensitive native vegetation. Domesticated pets of resort occupants could be disruptive to surrounding wildlife unless controlled.

**Mitigation/Conclusion.** The applicant has proposed extensive landscaping, including numerous native species or non-invasive, non-native species. Non-invasive or native erosion control plants shall be used when vegetation erosion control measures are required. All occupants/owners of the resort units shall be notified on the need and importance of keeping their pets controlled to avoid unnecessary disturbance to native wildlife. Based on these measures, biological impacts are



7-61

considered less than significant.

**5. CULTURAL RESOURCES -**  
*Will the project:*

|  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Disturb pre-historic resources?</i>    | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Disturb historic resources?</i>        | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Disturb paleontological resources?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other:</i> _____                       | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. . No historic structures are present near the proposed development and no paleontological resources are known to exist in the area. As a part of the previous EIR the entire development was surveyed and analyzed for historic and prehistoric resources.

**Impact.** The previous EIR analysis for these resources did not identify any potentially significant cultural resources in the area proposed for development. Impacts to pre-historical ,historic or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary. In the event resources are unearthed during construction, LUO section 22.10.040 states that work shall stop until reviewed and cleared by a qualified archaeologist.

**6. GEOLOGY AND SOILS -**  
*Will the project:*

|   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable                      |
|---|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>            | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) <i>Be within a CA Dept. of Mines &amp; Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) <i>Include structures located on expansive soils?</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

7-62

**6. GEOLOGY AND SOILS -**  
***Will the project:***

|   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable                      |
|---|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| f) <b><i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i></b>         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) <b><i>Involve activities within the 100-year flood zone?</i></b>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) <b><i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i></b> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) <b><i>Preclude the future extraction of valuable mineral resources?</i></b>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j) <b><i>Other:</i></b> _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/>            |

**Setting.** GEOLOGY - The topography of the project is nearly level to gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development is approximately 2,500 feet to the south (Black Lake Slough). As described in the NRCS Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. Per the Final EIR, the project boundaries would fall within Drainage areas B through D, which would be outside of the most sensitive Drainage Area A (which directly drains into Black Lake Slough).

**SEDIMENTATION AND EROSION** - The soil types include: Oceano Sand (0-2%)

As described in the NRCS Soil Survey, the soil surface is considered to have high erodibility, and low shrink-swell characteristics.

Projects involving more than one acre of disturbance, such as what is proposed, are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** As proposed, the project will result in the disturbance of approximately 10 acres. Temporary and final drainage will be to existing basins. Prior to recordation existing basins will need to be verified of their ability to handle the additional runoff generated from this development, and deepened as needed.

7-63

**Mitigation/Conclusion.** A sedimentation and erosion control plan will be required, which will include temporary measures to minimize erosion and sedimentation impacts, along with the required SWPPP. Extensive landscaping is proposed where soil remains exposed after development is constructed. There is no evidence that measures above what will already be required by ordinance or codes are needed.

| 7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable                      |
|--|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) <i>Interfere with an emergency response or evacuation plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) <i>Expose people to safety risk associated with airport flight pattern?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) <i>Create any other health hazard or potential hazard?</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) <i>Other: _____</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/>            |

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project may use very small amounts of hazardous materials as a part of the restaurant and lodge (e.g., cleaning solvents). Adherence to manufacturers' specifications will adequately maintain safe levels from human exposure. The project does not present a significant fire safety risk (fire safety plan will be required to meet Uniform Fire Code and adherence will be verified by CDF prior to recordation or final inspection). The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures above ordinance requirements are necessary.

| 8. NOISE - <i>Will the project:</i>  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

7-64

**8. NOISE - Will the project:**

|   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| b) <i>Generate increases in the ambient noise levels for adjoining areas?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Expose people to severe noise or vibration?</i>                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other:</i> _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is not within close proximity of loud noise sources, and will not conflict with any nearby sensitive noise receptors (e.g., residences).

**Impact.** During construction, typical noisy construction activities will occur. The project is not expected to generate any long-term loud noises, nor conflict with the surrounding uses.

**Mitigation/Conclusion.** The applicant has agreed to the following to minimize short-term construction impacts: limit hours of noisy construction activity, where feasible, locate noisy activities as far from existing residences as possible, and install noise mufflers for equipment generating more than 60 dbA at 25 feet. No significant long-term noise impacts are anticipated, and no additional mitigation measures are necessary.

**9. POPULATION/HOUSING - Will the project:**

|  | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact                | Not Applicable                      |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) <i>Create the need for substantial new housing in the area?</i>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d) <i>Use substantial amount of fuel or energy?</i>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

**Setting.** The existing Recreation zoning and the proposed use were generally evaluated at the time the change of land use was proposed. The project is within the Village Reserve Line where higher density development is expected. No significant growth-inducing impacts are expected. No housing exists within the areas proposed for development.

7-65

**Housing.** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

The County has recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County will prepare an Inclusionary Housing Ordinance during 2005/2006. Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing.

Potential affordable housing exists within the mobile home park located within the Palo Mesa village area approximately ½ mile to the west. Other affordable housing (e.g., mobile home parks, etc.) exist in Oceano and southern Arroyo Grande approximately three miles to the northwest.

The first phase of the Cypress Ridge development included 380 higher-end residences, which were subject to affordable housing fees.

**Impact.** The project description identifies that 50 new employees will be generated as a result of the proposed development. The project does not propose additional housing.

**Mitigation/Conclusion.** The existing countywide program in place has been determined adequate to provide for area-wide affordable housing needs. Additional measures at a countywide level are expected in the future as a part of implementing programs under the County's Housing Element to further address employee-housing needs.

Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project. .

No additional mitigation measures are considered necessary, and the impact will be mitigated to less than significant levels.

| 10. PUBLIC SERVICES/UTILITIES -<br><i>Will the project have an effect upon,<br/>or result in the need for new or<br/>altered public services in any of the<br/>following areas:</i> | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Fire protection?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Police protection (e.g., Sheriff, CHP)?</i>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <i>Schools?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) <i>Roads?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| e) <i>Solid Wastes?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other public facilities?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Other:</i> _____  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the

7-64

primary emergency responders. The closest CDF fire station is approximately four miles to the south. A second CDF station is approximately 8 miles to the east in Nipomo. The City of Arroyo Grande Fire Station is approximately five miles to the north. The closest Sheriff substation is in Oceano, which is approximately three miles from the proposed project. The project is located in the Lucia Mar Unified School District. A mutual aid agreement exists between the County and the Oceano CSD and Cities of Grover Beach and Arroyo Grande for fire services. The proposed development will be subject to traffic fees established through the South County Circulation program and previous EIR, and Public Facility fees, which includes fees for cumulative fire impacts. The City of Arroyo Grande expressed concerns over impacts to their fire department and requested that a city fee be applied to offset City Fire Department impacts. Currently, such a City fee program, to collect from outside jurisdictions, has not been established.

**Impact.** The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** At least 50% of construction wastes are now required to be recycled. Public facility (county), road improvement and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the public service impacts to less than significant levels. The applicant has agreed to incorporate several measures on recycling and greenwaste composting to reduce solid waste entering the landfill. Due to the proximity of the second CDF station and OCSD (mutual aid agreement), the potential need for the City of Arroyo Grande to respond to fire/ life safety calls is considered negligible. In addition, to consider assessing a fee on a project, such a fee would need to be in place prior to approval of the project.

| 11. RECREATION - <i>Will the project:</i>   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase the use or demand for parks or other recreation opportunities?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Affect the access to trails, parks or other recreation opportunities?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Other</i> _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The County Trails Plan shows that a potential trail does go through the existing Cypress Ridge development, but not where development is proposed. This trail has been developed through the previously-approved portions of Cypress Ridge development. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources. The project is intended to enhance the use of the existing adjacent recreational use (golf course).

**Mitigation/Conclusion.** The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no additional mitigation measures are necessary.

7-67

**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

|  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase vehicle trips to local or areawide circulation system?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>                                    | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Provide for adequate emergency access?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Result in inadequate parking capacity?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Result in inadequate internal traffic circulation?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Other:</i> _____   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** As a part of approval of the original Cypress Ridge development (residences and golf course) a number of on- and off-site road improvements were required to bring surrounding roads to acceptable levels. These improvements have been installed or fees collected for regional improvements. Future development will access onto the following public road: Halcyon Road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. As a part of the General Plan Amendment to allow for the proposed uses, a traffic study (ATE; 7/01) was prepared with similar results as discussed in the impact section. The previous Cypress Ridge EIR identifies approximately 41% of the vehicle trips will likely go to or through the City of Arroyo Grande. A referral was submitted to the City of Arroyo Grande who expressed concerns over the project's impacts to the City's roadways.

**Impact.** Based on the ITE traffic generation manual and input from the Public Works Department, the two primary proposed new uses (resort/conference rooms and restaurant) would generate approximately 820 ADT per the following table:

7-68

| Use  | Measurement Unit | Trip Generation | Total ADT (PHT) |
|--|------------------|-----------------|-----------------|
| Restaurant (6,350 sf)                            | 1,000 sf         | 7.49            | 480 (48)        |
| Lodge (81 units)/Conf. Rms                       | Room/Unit        | 0.42            | 340 (34)        |
| <b>TOTAL New Trips (approximate)</b>             |                  |                 | <b>820 (82)</b> |
| 9 holes of golf (evaluated in EIR but not built) |                  |                 | 376 (38)        |
| Trips not previously evaluated                   |                  |                 | 444 (44)        |

Public Works identified that, in addition to the South County Circulation Program, the project would impact the Halcyon Road "hill" traffic (add climbing lane) and should be subject to this additional funding program. Otherwise, this amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety. Of this new traffic not previously evaluated, about 182 daily trips (18 peak-hour trips), would enter the City of Arroyo Grande street network (based on the 41% EIR distribution modeling). The full impacts to the City of Arroyo Grande are estimated at approximately 336 ADT or 34 PHT to their street network.

Based on the proposed uses considered individually (as well as the parking lot needing to provide for existing uses), the project is calculated to need approximately 319 parking spaces. This is based on the following:

- golf courses require 5 spaces per hole (5 X 18 = 90);
- driving range requires 2 per tee (2 X 20 = 40);
- restaurant requires: 1 per 60 sf of customer space (3,656 sf = 61)
  - + 1 per 360 sf of customer space (3,656/360 = 10)
  - + 1 per 100 sf of kitchen (2,038 /100 = 21);
- hotel/motels requires 1 space per unit (81)
  - + 1 space per 10 units (81/10 = 8) + 2.

**TOTAL 319**

Due to multiple non-residential uses the County ordinance includes a provision for a "shared on-site parking adjustment" of 5% per use, which would reduce this down by 16 spaces to 303 spaces. The applicant is requesting additional parking space reductions of 30% for all uses, reducing parking spaces by 91, due to the close interrelated relationship of the proposed uses (e.g., lodging guests will be playing golf and eating at restaurant during their stay). The applicant is therefore proposing 212 parking spaces.

**Mitigation/Conclusion.** The project will be conditioned to include paying into the Halcyon Road climbing lane fund, based on peak hour trips. The project will also be subject to the South County Circulation fee. Due to the traditional grid roadway network, the possible addition of 34 peak hour trips into the City of Arroyo Grande will distribute these trips and not result in potentially significant effects. In addition, the City does not have a fee established to collect fees from county projects impacting city roads. Based on these requirements and factors, impacts can be reduced to a less than significant level.



7-69

| <b>13. WASTEWATER - Will the project:</b>   | <b>Potentially Significant</b> | <b>Impact can &amp; will be mitigated</b> | <b>Insignificant Impact</b>         | <b>Not Applicable</b>    |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) <b>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</b> | <input type="checkbox"/>       | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <b>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</b>              | <input type="checkbox"/>       | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <b>Adversely affect community wastewater service provider?</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <b>Other:</b> _____  | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: poor filtering characteristics. This limitation is summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach areas and the groundwater basin to provide adequate filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage. In this case there is an existing package treatment plant that is serving the existing development in Cypress Ridge. Prior to establishment of this plant soil borings and/or appropriate engineering have already been developed to insure that the Basin Plan is being met. This plant is subject to a wastewater discharge permit issued by the Regional Water Quality Control Board.

**Impact.** The project proposes to use the existing on-site community system that serves the Cypress Ridge development as its means to dispose of wastewater. Currently the existing development is nearing buildout and the plant is operating well below its capacity (currently processing 30,000-40,000 gpd of effluent for 325 residential units with a facility capacity of about 140,000 gpd.. The additional effluent from the proposed project is estimated at generating about 30,000 gpd, which will be well below remaining capacity. An amendment to the existing Waste Discharge permit (required by the Regional Water Quality Control Board) may be needed to recognize the additional effluent.

**Mitigation/Conclusion.** Prior to final inspection of the resort and restaurant, it must be shown to the county, including any required permit to operate amendments, that the system can successfully handle the projected effluent.

| <b>14. WATER - Will the project:</b>           | <b>Potentially Significant</b> | <b>Impact can &amp; will be mitigated</b> | <b>Insignificant Impact</b>         | <b>Not Applicable</b>    |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) <b>Violate any water quality standards?</b> | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

7-10

**14. WATER - Will the project:**

|  | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact                | Not Applicable           |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Change the quantity or movement of available surface or ground water?</i>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e) <i>Adversely affect community water service provider?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project proposes to use Rural Water Company as its water source. A will-serve letter has been provided by Rural Water company to serve the proposed development. The Environmental Health Division has reviewed the project for water availability and has required that satisfactory evidence for water availability be provided by the water purveyor prior to tract recordation. Based on available information, the proposed water source is not known to have any significant water quality problems.

The topography of the project is nearly level to gently sloping. The closest creek from the proposed development is approximately 1/2 mile away (Black Lake Slough). As described in the NRCS Soil Survey, the soil surface is considered to have high erodibility.

The project will be using water extracted from the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, Santa Maria). Based on the most recent comprehensive study completed for this basin (State Department of Water Resources, "Water Resources of the Arroyo Grande-Nipomo Mesa Area", 2002), while extractions will increase above current levels over the next twenty years, the study concludes that "Supplies appear adequate to meet water demands through water year 2020". However, the study recognizes that there is a sizeable local pumping depression on the Nipomo Mesa that has changed the dynamics of flow between two sub areas (Santa Maria, Nipomo Mesa). The study warns that seawater intrusion could result from this existing pumping depression if water management practices are not changed in the future and this depression continues to grow. Also, due mainly to the absence of current evidence of seawater intrusion, DWR concluded that the basin was not in a state of overdraft. The report recommends measures to improve monitoring of the basin as well as increase the use of recycled water.

On November 2, 2004, the Board of Supervisors certified RMS Level of Severity 2 for water supply in the Nipomo Mesa area, defined as the area subject to the 2.3% growth limit, as depicted in the Growth Management Ordinance.

Effective immediately, the County Flood Control and Water Conservation District will implement improved well-monitoring and water quality monitoring programs for this area.

1-71

Water purveyors in the Nipomo Mesa area are encouraged to strengthen their water conservation programs, increase their use of reclaimed water and continue their efforts to secure supplemental water.

Also effective immediately, building permits in the Nipomo Mesa area must include the full range of water conservation measures, including:

**Indoor measures**

Low water-use toilets, showerhead, faucets;  
Low water-use clothes washers;  
Automatic shut-off devices for bathroom and kitchen faucets;  
Point-of-use supplemental water heater systems in bathrooms and kitchen, or circulating hot water systems;

**Outdoor measures**

Low water-use landscape  
Limited landscape area;  
Limited turf area;  
Low water-use plant materials;

Hardware

Soil moisture sensors;  
Drip irrigation system;  
Separate meter for outdoor water;

Management

Operating manual to instruct homeowner how to use and maintain water conservation hardware

The Board of Supervisors also directed staff to process a general plan amendment (planning area standard) that would expand the application of landscape standards in the LUO (Sec. 22.16.020) for projects in the area subject to the 2.3% growth limit. Low water-use landscapes will now be required for all developer-installed landscapes on parcels of 5 acres or less in any land use category (previously, this provision applied to parcels of 2 acres or less).

Homeowner provided landscaping for projects approved with Minor Use Permits, Conditional Use Permits or Site Plans must also comply with Section 22.16.020. Section 22.16.030 will also apply to projects with a potential total irrigated landscape area of 1,500 square feet or greater (previously, projects less than 2,500 square feet were exempt).

In an effort to monitor the effectiveness of these water conservation measures, each annual update of the Growth Management Ordinance will include data to indicate if the water use rate per dwelling unit is trending downward. If progress toward water conservation targets is not evident, further growth limitations will be recommended.

**Impact.** Based on water demand factors used in the previous EIR, existing uses (e.g., large lawned areas, etc.) or previously-approved uses within the project boundary proposed to be deleted (i.e., 7 residences) are estimated to use approximately 8.69 afy. As shown in the following table, based on applicable water demand factors (including those cited in the EIR's where possible), the project's water demand is estimated at approximately 25.42 afy. The table also has determined the net consumption of water that cannot be recharged back to the groundwater basin or reused. Once a variety of reduction factors are applied, existing/previously-approved net consumption is estimated at 3.67 afy, with the proposed uses estimated at 4.1 afy, a net increase of about 0.43 afy. The following table summarizes these two water consumption scenarios. This additional demand will be met through the use of groundwater supplies, either from on-site wells or from connection to water transmission facilities operated by the Rural Water Company.

1-72

## Water Usage from Proposed Future Land Uses to be Added

| Use                         | Rate           | Amount     | Total     | Reduction Factor           | Net Consumption |
|-----------------------------|----------------|------------|-----------|----------------------------|-----------------|
| Restaurant                  | 0.015 afy/seat | 200 seats  | 3 afy     | 90% recharge (1)           | 0.3 afy         |
| Resort/Conf. Rooms          | 0.225 afy/room | 81 rooms   | 18.23 afy | 90% recharge (1)           | 1.82 afy        |
| <u>Exterior Landscaping</u> |                |            |           |                            |                 |
| Lawn                        | 1.0 afy        | 1 acre     | 1.0 afy   | 0.53 afy precipitation (2) | 0.47 afy        |
| Shrubs                      | 1.0 afy        | 3.19 acres | 3.19 afy  | 1.69 afy precipitation (2) | 1.50 afy        |
| <b>SUBTOTAL</b>             |                |            |           |                            | <b>4.1 afy</b>  |

## Water Usage from Existing/Previously-Approved Uses to be Deleted

|                                 |          |            |          |                            |              |
|---------------------------------|----------|------------|----------|----------------------------|--------------|
| <u>Residential Lots</u>         |          |            |          |                            |              |
| Interior                        | 0.22 afy | 7          | 1.54 afy | 90% recharge (1)           | -0.15        |
| Landscape                       | 0.21 afy | 7          | 1.47 afy | 0.68 afy precipitation (2) | -0.79        |
| <u>Exterior Landscaping (2)</u> |          |            |          |                            |              |
| Lawn                            | 1.0 afy  | 3.90 acres | 3.90 afy | 2.01 afy                   | -1.89        |
| Shrubs                          | 1.0 afy  | 1.78 acres | 1.78 afy | 0.94 afy                   | -0.84        |
| <b>SUBTOTAL</b>                 |          |            |          |                            | <b>-3.67</b> |
| <b>DIFFERENCE</b>               |          |            |          |                            | <b>0.43</b>  |

(1) Assumes reuse of 90% of water for reclaimed irrigation uses per Cypress Ridge Final EIR (page V-48), (10% is lost from evaporation at treatment plant)

(2) Assumes 53% estimated effective precipitation per Cypress Ridge Final EIR (page V-44)

The previous EIR evaluated an additional 9 holes of golf that were not ultimately included in the project approved. Had this been approved, its estimated water consumption would have been about 110 acre-feet per year, of which about 40 acre-feet would have come from reclaimed water. Due to the final golf course design for 18 holes being slightly larger due to the additional 9 holes not being included, the nine-hole estimate should be somewhat less than the cited 110 acre-foot amount. However, the EIR evaluated a project that would have consumed more water than when the proposed project is added to what was originally approved. At the time the EIR was certified, less than significant water impacts were determined with the incorporation of the following measures: agreement to participate in a toilet retrofit program, developing a water conservation program, and landscaping with low-water requirements.

As shown in the above table, about 19.1 afy of the 21.2 afy estimated for the resort and restaurant interior water use can be reclaimed for golf course irrigation, further reducing the amount of "new" water otherwise extracted for existing golf course irrigation. Existing and future pro shop water needs will be about the same.

**Mitigation/Conclusion.** The applicant proposes the following measures to reduce water impacts: centralize drainage to maximize surface water recharge, landscape with low water-using plants and group them in hydrozones with similar water requirements; use ultra low-flow fixtures per UPC as well as for fixtures not regulated by the UPC; install "point-of-use" water heaters in units where hot water pipe exceeds 20 feet from water heater; prepare an educational water conservation program; and provide a drought water management program. The "proposed" acre of turf shown on plans already

7-13

exists and is an integral part of the existing golf course and driving range. The remaining areas for landscaping shall be low water users, and have been grouped according to their water needs. Incorporation of these measures will reduce net water consumption impacts to less than significant levels. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

| 15. LAND USE - <i>Will the project:</i>  | Inconsistent             | Potentially Inconsistent | Consistent                          | Not Applicable           |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be potentially incompatible with surrounding land uses?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The open space parcel within the canyon rim of Black Lake Slough was required, as a part of the original development, to establish an extensive oak woodland habitat. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

7-74

**16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:**

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

☐
☒
☐
☐

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☐
☒
☐
☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐
☒
☐
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env\_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

1-75

### **Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

| <b><u>Contacted</u></b>             | <b><u>Agency</u></b>                      | <b><u>Response</u></b> |
|-------------------------------------|---|------------------------|
| <input checked="" type="checkbox"/> | County Public Works Department            | <b>Attached</b>        |
| <input checked="" type="checkbox"/> | County Environmental Health Division      | <b>Attached</b>        |
| <input type="checkbox"/>            | County Agricultural Commissioner's Office | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | County Airport Manager                    | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Airport Land Use Commission               | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | Air Pollution Control District            | <b>Attached</b>        |
| <input type="checkbox"/>            | County Sheriff's Department               | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Regional Water Quality Control Board      | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | CA Coastal Commission                     | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | CA Department of Fish and Game            | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | CA Department of Forestry                 | <b>Attached</b>        |
| <input checked="" type="checkbox"/> | CA Department of Transportation           | <b>None</b>            |
| <input type="checkbox"/>            | Community Service District                | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | Other <u>County Parks; Addressing</u>     | <b>Attached</b>        |
| <input checked="" type="checkbox"/> | Other <u>NCAC</u>                         | <b>None</b>            |

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application  | <input checked="" type="checkbox"/> South County (Inland) Area Plan and Update EIR                    |
| <u>County documents</u>   | <input checked="" type="checkbox"/> South County Circulation Study                                    |
| <input type="checkbox"/> Airport Land Use Plans   | <u>Other documents</u>  |
| <input checked="" type="checkbox"/> Annual Resource Summary Report  | <input checked="" type="checkbox"/> Archaeological Resources Map                                      |
| <input type="checkbox"/> Building and Construction Ordinance  | <input checked="" type="checkbox"/> Area of Critical Concerns Map                                     |
| <input type="checkbox"/> Coastal Policies   | <input checked="" type="checkbox"/> Areas of Special Biological Importance Map                        |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)   | <input checked="" type="checkbox"/> California Natural Species Diversity Database                     |
| <input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include: | <input checked="" type="checkbox"/> Clean Air Plan  |
| <input checked="" type="checkbox"/> Agriculture & Open Space Element  | <input checked="" type="checkbox"/> Fire Hazard Severity Map  |
| <input checked="" type="checkbox"/> Energy Element  | <input checked="" type="checkbox"/> Flood Hazard Maps   |
| <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)   | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Housing Element   | <input checked="" type="checkbox"/> Regional Transportation Plan                                      |
| <input checked="" type="checkbox"/> Noise Element   | <input checked="" type="checkbox"/> Uniform Fire Code   |
| <input type="checkbox"/> Parks & Recreation Element   | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)       |
| <input checked="" type="checkbox"/> Safety Element  | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)       |
| <input checked="" type="checkbox"/> Land Use Ordinance  |   |
| <input checked="" type="checkbox"/> Real Property Division Ordinance  |   |
| <input checked="" type="checkbox"/> Trails Plan   |   |
| <input type="checkbox"/> Solid Waste Management Plan  |   |

7-76

☐ Other \_\_\_\_\_

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

**Final EIR – Cypress Ridge Tract Map and Development Plan (8/96)**

**Associated Transportation Engineers Traffic Assessment (7/01)**



7-77

## Exhibit B - Mitigation Summary Table

### MAP CONDITIONS

The following mitigation measures address impacts that may occur as a result of the initial development of the project.

#### Aesthetics

1. **At the time of application for subdivision improvement plans or construction permits**, the applicant shall submit final landscape plans to the Department of Planning and Building for review and approval. The "perimeter" planting shall include a range of plant types that are primarily fast-growing, evergreen, drought-tolerant, considered low-water users and non-invasive.
2. **Prior to final inspection or completion of subdivision improvements**, the applicant shall install landscape consistent with the approved final landscape plans.
3. **At the time of application for subdivision improvement plans or construction permits**, any proposed exterior lighting shall be installed, maintained and operated consistent with Section 22.10.060 to avoid or reduce glare to nearby property and residences.

#### Air Quality

4. **At the time of application for subdivision improvement plans or construction permits**, site enhancements to promote pedestrian, bicycle, and transit accessibility to the subdivision shall be incorporated into the proposed subdivision's design.
5. **At the time of application for subdivision improvement plans or construction permits**, the plans shall show connection of cul-de-sacs with multi-use paths to improve pedestrian, bicycle and golf cart access to adjacent neighborhoods, the village center, the golf center and parks.
6. Based on Table 6-3 of the APCD's 2003 CEQA Handbook, the estimated construction emissions for the project will exceed the thresholds requiring mitigation. Based on the letter received from APCD, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans **prior to approval of tract improvement plan**:

#### **Construction Equipment**

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines;

#### **CBACT**

- d. Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices (determination of the appropriate CBACT control device(s) for the project must be performed in consultation with APCD staff).

7-78

Additional Construction Equipment Measures

- e. Electrify equipment where feasible;
- f. Substitute gasoline-powered for diesel-powered equipment, where feasible;
- g. Use alternatively fueled construction equipment on site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel;
- h. Use equipment that has Caterpillar pre-chamber diesel engines;
- i. Implement activity management techniques as follows:
  - i. Develop of a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period;
  - ii. Schedule of construction truck trips during non-peak hours to reduce peak hour emissions;
  - iii. Limit the length of the construction work-day period, if necessary;
  - iv. Phase construction activities, if appropriate.

*Fugitive PM<sub>10</sub> Mitigation Measures* (All required PM<sub>10</sub> measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to approval of tract improvement plan**)

- j. Reduce the amount of the disturbed area where possible;
- k. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- l. All dirt stock-pile areas should be sprayed daily as needed;
- m. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- n. Exposed ground areas that are planned to be reworked at dates greater than 21 days after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- o. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- p. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- q. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- r. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

- 7. "Naturally-occurring asbestos" has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to**

1.79

**approval of tract improvement plan**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. Should such plans be required, they shall address subsequent grading impacts needed to complete project. For any questions regarding these requirements, contact Karen Brooks (APCD) at (805) 781-5912 or go to <http://www.slcleanair.org/business/asbestos.asp>.

8. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to approval of tract improvement plan** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.
9. **Prior to approval of tract improvement plan**, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel screens, etc.

#### Biological Resources

10. **At the time of application for subdivision improvement plans or construction permits**, construction plans shall show all disturbed areas shall be seeded with a non invasive grass (or permanent landscaping) to stabilize the soil immediately after grading is completed to avoid potential erosion problems or adverse biological impacts associated with Drainage Area A. The seed mixture shall be approved by the Environmental Coordinator or their designee.
11. All drainage from all parking areas and roadways shall be directed to infiltration basins designed as retention areas. **Prior to approval of tract improvement plan**, this shall be shown on all applicable plans. Drainage design shall be verified **prior to map recordation**.

#### Noise

12. Construction hours of operation shall be 7 am to 7 pm for weekdays, 8 am to 5 pm on Saturdays, and no non-emergency work on Sundays or Holidays. **At the time of application for subdivision improvement plan**, this information shall be shown on all applicable plans.
13. **At the time of application for subdivision improvement plans or construction permits**, staging areas and contractor yards shall be shown on applicable construction plans as far from residential areas as possible.
14. **Prior to tract improvement commencing**, "critical" grade noise mufflers shall be installed and maintained for all construction equipment/vehicles generating noise of 60 dB or more at 25 feet.

#### Water

15. **Prior to approval of tract improvements or construction plans**, drainage improvement design, including the following measures, shall be considered to maximize potential groundwater basin recharge:

7-80

- a. Drainage from impervious surfaces (e.g. roads, driveways, buildings) shall be directed to a common drainage basin;
- b. The project shall design as few basins as possible for the entire development;
- c. Where feasible, mass grading and contouring shall be done in a way to direct surface runoff towards the above-referenced basins (and/or closed depressions).

## **ADDITIONAL MAP SHEET**

### **Aesthetics**

16. **At the time of application for construction permits for resort development**, the applicant shall submit final landscape plans to the Department of Planning and Building for review and approval. The "perimeter" planting shall include a range of plant types that are primarily fast-growing, evergreen, drought-tolerant, considered low-water users and non-invasive.
17. **Prior to final inspection**, the applicant shall install landscape consistent with the approved final landscape plans.
18. **At the time of application for construction permits for resort development**, all exterior lighting shall be installed, maintained and operated consistent with Section 22.10.060 to avoid or reduce glare to nearby property and residences.
19. **Prior to issuance of permanent sign construction permits for the project**, the applicant shall submit to the Department of Planning and Building for review and approval a signage program for project to included specifications for height limits, style and lighting method. All signs for individual uses shall be determined to be consistent with the sign program.
20. **Prior to final inspection**, the County shall verify that exterior colors/materials used for all structures conform with the color/material board on file with the county.

### **Air Quality**

21. **Prior to final inspection of resort units**, an aggressive tree planting and final landscape plan using species endemic to the area shall be planted as a part of the proposed development and shall be developed in coordination with the APCD and the County Department of Planning and Building. Deciduous trees shall be planted on southern exposures to help moderate interior temperatures and reduce energy use.
22. **At the time of application for construction permits for resort development**, site enhancements to promote pedestrian, bicycle, and transit accessibility to the resort shall be incorporated into the proposed design and shown on all applicable plans.
23. **At the time of application for construction permits for resort development**, all applicable plans shall show connection of proposed cul-de-sacs, roadways, pedestrian paths with other existing multi-use paths within the development, to improve pedestrian, bicycle and golf cart access to adjacent neighborhoods, the village center, the golf center and parks.
24. **Applications for construction permits** for the resort units shall demonstrate how passive solar design, with solar hot water heating, or other cost effective energy conservation measures will be incorporated into the design. Components of passive solar design may include, but are not limited to: orientation of the units so that the windows face to the south; encourage use of solar, or solar-assisted water heaters in units; use of building materials designed to absorb heat from the sun in the winter, and release the heat at night in order to heat the residences. It is recommended that the goal of these design standards be to reduce energy use by a minimum twenty percent for the overall development and offset long-term mobile and area source operational emissions of the development.

7-81

25. Only electric golf carts or carts that do not use fossil fuels shall be used or provided by the golf course concession, resort or property owner's association. It is recognized that privately owned carts will not fall under this restriction,
26. Based on APCD's 2003 CEQA Handbook (based on the latest URBEMIS (air quality) modeling), the proposed project will generate between 10 - 24.99 lbs/day of one or more of the following pollutants: ROG, NO<sub>x</sub>, SO<sub>2</sub>, PM<sub>10</sub>; the project will need to include the following measures and be shown on all applicable plans **prior to construction permit issuance**:
  - A. *Standard Site Design and Energy Efficiency Measures (for commercial projects generating more than 10lbs./day of air pollutant)*
    1. Provide on-site bicycle parking (one bicycle parking space for every ten car parking spaces); for the approximate 209 spaces proposed, at least 21 bicycle spaces shall be installed.
    2. Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips;
    3. Provide preferential employee carpool and vanpool parking;
    4. Provide shower and locker facilities to encourage employees to bike and/or walk to work (one shower and three lockers for every 25 employees);
    5. Increase building energy efficiency rating by 10% above what is required by Title 24 requirements (this can be accomplished in a number of ways, such as, increasing attic, wall or floor insulation, etc.).
  - B. *Based on APCD's estimated pollutant generation, ten additional measures from the following list shall be applied to the proposed project (selections to be shown on all applicable construction plans):*
    1. Increase street tree planting above required minimum;
    2. Plant shade trees in parking lots to reduce evaporative emissions from parked vehicles;
    3. Install an electrical vehicle charging station with both conductive and inductive charging capabilities;
    4. Provide on-site banking (ATM) and postal services;
    5. Provide an on-site child care facility;
    6. Increase number of bicycle routes/lanes;
    7. Provide on-site housing for employees;
    8. If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to project or improve transit stop amenities;
    9. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and emphasize the pedestrian environment;
    10. Provide pedestrian signalization and signage to improve pedestrian safety;
    11. Employ or appoint an Employee Transportation Coordinator (to be used when at least two alternative travel modes requiring coordination are selected);
    12. Implement a Transportation Choices Program. The applicant will work with the Transportation Choices Coalition partners on how to start and maintain a program (contact SLO Regional Rideshare at 805/541-2277);
    13. Provide for shuttle/mini bus service;
    14. Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.;
    15. Implement compressed work schedules;
    16. Implement telecommuting program;
    17. Implement a lunchtime shuttle to reduce single occupant vehicle trips;
    18. Participate in an employee "flash-pass" program, which provides free travel on transit buses;

7-82

19. Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;
20. If the development is a grocery store or large retail facility, provide home delivery service for customers;
21. Install shade trees planted closely along southern exposures of buildings to reduce summer cooling needs;
22. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;
23. Use built-in energy efficient appliances, where applicable;
24. Use double-paned windows;
25. Use low energy parking lot and street lights (i.e. sodium);
26. Use energy efficient interior lighting;
27. Use low energy traffic signals (i.e. light emitting diode);
28. Install door sweeps and weather stripping if more efficient doors and windows are not available;
29. Install high efficiency or gas space heating;
30. Replace diesel fleet vehicles with cleaner fueled low emission vehicles (i.e., school buses, transit buses, on- and off- road heavy duty vehicles, lighter duty trucks and passenger vehicles);
31. Retrofit existing equipment to reduce emissions using methods such as particulate filters, oxidation catalysts, or other approved technologies.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

27. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to issuance of construction permit to remove or demolish any buildings or utility pipes** on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.
28. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled wood heaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans.
29. **Prior to issuance of construction permit**, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel screens, etc.
30. All future lot owners and resort occupants will be advised of the existence of the nearby oil refinery and the potential for periodic odors relating to this activity. This notice shall also be included in the Conditions, Covenants & Restrictions for the resort development. CC&R's shall be reviewed by the county **prior to final inspection**.

7-83

## Biological Resources

31. Dogs and cats shall not be allowed in the Sensitive Resource Area. To the maximum extent practicable, pets shall be contained within the resort boundaries of the project. The applicant, and successors in interest, shall provide notices within each of the units of the presence of the SRA and potential for sensitive wildlife that can be adversely impacted from the presence of cats and dogs. This notice shall also be included in the Conditions, Covenants & Restrictions for the resort development guidelines restricting pets within the sensitive resource area (SRA). The CC&Rs shall also include materials to educate property owners regarding the sensitivity of the slough. CC&R's shall be reviewed by the county **prior to final inspection**.
32. **At the time of application for resort/restaurant construction permits**, construction plans shall show all disturbed areas shall be seeded with a non-invasive grass (or permanent landscaping) to stabilize the soil immediately after grading is completed to avoid potential erosion problems or adverse biological impacts associated with Drainage Area A. The seed mixture shall be approved by the Environmental Coordinator or their designee.
33. All drainage from all parking areas and roadways shall be directed to infiltration basins designed as retention areas. **Prior to issuance of construction permit**, this shall be shown on all applicable plans. Drainage design shall be verified prior to final inspection.

## Housing (Affordable)

34. Should an Inclusionary Housing Ordinance be established, and associated "fair share" fee, be established prior to **issuance of building permit for the resort or restaurant**, the applicant agrees to pay the applicable fee to help offset impacts associated with providing for the housing needs of the employees.

## Noise

35. Construction hours of operation shall be 7 am to 7 pm for weekdays, 8 am to 5 pm on Saturdays, and no non-emergency work on Sundays or Holidays. **At the time of application for construction permits**, this information shall be shown on all applicable plans.
36. **At the time of application for construction permits**, staging areas and contractor yards shall be shown on applicable construction plans as far from residential areas as possible.
37. **Prior to specific development commencing**, "critical" grade noise mufflers shall be installed and maintained for all construction equipment/vehicles generating noise of 60 dB or more at 25 feet.
38. The following applies to any outdoor special event: a) loudspeaker systems or other loud noise-generating activity shall not be allowed that exceeds 60 db at any residential property line (and shall be tested prior to event); b) events shall be between the hours of 8 am and 7 pm Monday through Saturday and 8 am and 5 pm on Sunday).

## Solid Waste Management

39. **Prior to issuance of construction permit**, plans shall show that all applicable resort-/restaurant-generated greenwaste will be integrated into previous tract-required compost management program.
40. **Prior to issuance of construction permit**, plans shall show location of all recycling areas for resort and restaurant that conform to the local waste hauler's requirements for recycling bins.
41. Recyclable or reuseable materials shall be used whenever possible for all activities relating to

7-84

meeting rooms and special events. Recycling containers shall be made available for all such activities.

## Water

43. **Prior to issuance of the construction permit for resort development**, plans shall reflect the use of all salt-recharging water softeners shall be prohibited within the proposed development, except for units that are recharged off-site, and the brine from there is disposed of at a location approved by the Regional Water Quality Control Board.
44. **Prior to issuance of construction permit**, drainage improvement design, including the following measures, shall be considered to maximize potential groundwater basin recharge:
  - a. drainage from impervious surfaces (e.g. roads, driveways, buildings) shall be directed to a common drainage basin;
  - b. the project shall design as few basins as possible for the entire development;
  - c. where feasible, mass grading and contouring shall be done in a way to direct surface runoff towards the above-referenced basins (and/or closed depressions).
45. **Prior to issuance of construction permit**, a final landscape plan shall be submitted that shows how landscaping will have low-water requirements and meet the County's Landscape Standards (LUO Chapter. 22.16). As applicable, at a minimum the following shall be used: (1) all common area and resort irrigation shall employ low water use techniques (e.g., drip irrigation); (2) all landscaping shall be drought-tolerant and have low water requirements (e.g., use of native vegetation, etc.); 3) hydrozones shall be identified with the same plant irrigation lines/emitters being connected with similar hydrozone plants; and 4) no more than 20% of all common area landscaping shall be turf. Where turf is used, moisture sensor devices or other similar water efficiency devices shall be installed, and maintained in good working order, to control the amount of water applied. Where possible, warm-season grasses shall be used.
46. **Prior to recordation of the final map, as a part of a second map sheet**, all new water fixtures installed (including showers, faucets, etc.) that are not already specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water-using appliances (e.g., dishwashers, clothes washers, etc.) shall be ENERGY STAR-rated for high water efficiency design. These shall be shown on all applicable plans **prior to permit issuance**, and installation verified **prior to final inspection**.
47. **Prior to final inspection**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). **Prior to permit issuance**, the measure(s) to be used shall be shown on all applicable plumbing plans and installed prior to final inspection.
48. **Prior to issuance of construction permit** for the resort/restaurant, the applicant shall develop a water conservation education program for employees and resort occupants, as well as restaurant-related activities. Such a program shall focus on reducing domestic/ interior water usage. Program shall be submitted to the County for review and approval.
49. **Prior to construction permit issuance**, a master "Drought Water Management Program" shall be prepared by the applicant and submitted to the county for approval. The master "Drought Water Management Plan" shall provide guidelines on how all future uses will be managed during "severe" drought, including all landscaping. These measures would go into effect during periods of "severe" drought. This plan shall include, but is not necessarily limited to:



7-85

- a. The definition of a “severe” drought year (as defined by NOAA’s Palmer Drought Severity method or other similarly recognized methodology);
- b. Identification of general measures to be used to reduce domestic water usage for each approved use;
- c. Identification of specific measures to be applied for landscape watering;
- d. Establishment of appropriate early triggers to determine when “severe” drought conditions exist and how drought water conservation measures for tract and future development will be implemented;
- e. Establishment of process to determine when drought conditions/requirements no longer apply.

**Environmental Monitor**

50. **Prior to issuance of construction permits, or issuance of tract improvement plans**, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with proposed County Conditions of Approval and mitigated Negative Declaration measures relating to establishing the proposed uses. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor, and any county administrative fees, shall be paid for by the applicant.

7-86

DATE: March 28, 2005

**DEVELOPER'S STATEMENT FOR CYPRESS RIDGE TRACT MAP AND  
CONDITIONAL USE PERMIT  
ED03-186 (SUB2003-00208, TR2641)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**MAP CONDITIONS**

The following mitigation measures address impacts that may occur as a result of the initial development of the project.

**Aesthetics**

1. **At the time of application for subdivision improvement plans or construction permits**, the applicant shall submit final landscape plans to the Department of Planning and Building for review and approval. The "perimeter" planting shall include a range of plant types that are primarily fast-growing, evergreen, drought-tolerant, considered low-water users and non-invasive.
2. **Prior to final inspection or completion of subdivision improvements**, the applicant shall install landscape consistent with the approved final landscape plans.
3. **At the time of application for subdivision improvement plans or construction permits**, any proposed exterior lighting shall be installed, maintained and operated consistent with Section 22.10.060 to avoid or reduce glare to nearby property and residences.

**Aesthetics Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

**Air Quality**

4. **At the time of application for subdivision improvement plans or construction permits**, site enhancements to promote pedestrian, bicycle, and transit accessibility to the subdivision shall be incorporated into the proposed subdivision's design.
5. **At the time of application for subdivision improvement plans or construction permits**, the plans shall show connection of cul-de-sacs with multi-use paths to improve pedestrian, bicycle and golf cart access to adjacent neighborhoods, the village center, the golf center and parks.
6. Based on Table 6-3 of the APCD's 2003 CEQA Handbook, the estimated construction emissions for the project will exceed the thresholds requiring mitigation. Based on the letter received from APCD, the following measures shall be incorporated into the

7-87

construction phase of the project and shown on all applicable plans **prior to approval of tract improvement plan:**

***Construction Equipment***

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines;

***CBACT***

- d. Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices (determination of the appropriate CBACT control device(s) for the project must be performed in consultation with APCD staff).

***Additional Construction Equipment Measures***

- e. Electrify equipment where feasible;
- f. Substitute gasoline-powered for diesel-powered equipment, where feasible;
- g. Use alternatively fueled construction equipment on site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel;
- h. Use equipment that has Caterpillar pre-chamber diesel engines;
- i. Implement activity management techniques as follows:
  - i. Develop of a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period;
  - ii. Schedule of construction truck trips during non-peak hours to reduce peak hour emissions;
  - iii. Limit the length of the construction work-day period, if necessary;
  - iv. Phase construction activities, if appropriate.

***Fugitive PM10 Mitigation Measures*** (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to approval of tract improvement plan**)

- j. Reduce the amount of the disturbed area where possible;
- k. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;

7-88

- l. All dirt stock-pile areas should be sprayed daily as needed;
- m. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- n. Exposed ground areas that are planned to be reworked at dates greater than 21 days after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- o. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- p. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- q. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- r. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

- 7. "Naturally-occurring asbestos" has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to approval of tract improvement plan**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. Should such plans be required, they shall address subsequent grading impacts needed to complete project. For any questions regarding these requirements, contact Karen Brooks (APCD) at (805) 781-5912 or go to <http://www.slcleanair.org/business/asbestos.asp>.
- 8. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to approval of tract improvement plan** to remove or demolish any buildings or utility pipes on the subject property, the applicant shall provide evidence they have contacted APCD to determine:
  - a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHA); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.
- 9. **Prior to approval of tract improvement plan**, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel

7-89

screens, etc.

**Air Quality Monitoring:** All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.

### Biological Resources

10. **At the time of application for subdivision improvement plans or construction permits**, construction plans shall show all disturbed areas shall be seeded with a non invasive grass (or permanent landscaping) to stabilize the soil immediately after grading is completed to avoid potential erosion problems or adverse biological impacts associated with Drainage Area A. The seed mixture shall be approved by the Environmental Coordinator or their designee.
11. All drainage from all parking areas and roadways shall be directed to infiltration basins designed as retention areas. **Prior to approval of tract improvement plan**, this shall be shown on all applicable plans. Drainage design shall be verified **prior to map recordation**.

**Biological Resource Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator and Public Works.

### Noise

12. Construction hours of operation shall be 7 am to 7 pm for weekdays, 8 am to 5 pm on Saturdays, and no non-emergency work on Sundays or Holidays. **At the time of application for subdivision improvement plan**, this information shall be shown on all applicable plans.
13. **At the time of application for subdivision improvement plans or construction permits**, staging areas and contractor yards shall be shown on applicable construction plans as far from residential areas as possible.
14. **Prior to tract improvement commencing**, "critical" grade noise mufflers shall be installed and maintained for all construction equipment/vehicles generating noise of 60 dB or more at 25 feet.

**Noise Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

### Water

15. **Prior to approval of tract improvements or construction plans**, drainage improvement design, including the following measures, shall be considered to maximize potential groundwater basin recharge:
  - a. Drainage from impervious surfaces (e.g. roads, driveways, buildings) shall be directed to a common drainage basin;
  - b. The project shall design as few basins as possible for the entire development;
  - c. Where feasible, mass grading and contouring shall be done in a way to direct surface runoff towards the above-referenced basins (and/or closed depressions).

7-90

**Water Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

## ADDITIONAL MAP SHEET

### Aesthetics

16. **At the time of application for construction permits for resort development,** the applicant shall submit final landscape plans to the Department of Planning and Building for review and approval. The “perimeter” planting shall include a range of plant types that are primarily fast-growing, evergreen, drought-tolerant, considered low-water users and non-invasive.
17. **Prior to final inspection,** the applicant shall install landscape consistent with the approved final landscape plans.
18. **At the time of application for construction permits for resort development,** all exterior lighting shall be installed, maintained and operated consistent with Section 22.10.060 to avoid or reduce glare to nearby property and residences.
19. **Prior to issuance of permanent sign construction permits for the project,** the applicant shall submit to the Department of Planning and Building for review and approval a signage program for project to included specifications for height limits, style and lighting method. All signs for individual uses shall be determined to be consistent with the sign program.
20. **Prior to final inspection,** the County shall verify that exterior colors/materials used for all structures conform with the color/material board on file with the county.

**Aesthetics Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

### Air Quality

21. **Prior to final inspection of resort units,** an aggressive tree planting and final landscape plan using species endemic to the area shall be planted as a part of the proposed development and shall be developed in coordination with the APCD and the County Department of Planning and Building. Deciduous trees shall be planted on southern exposures to help moderate interior temperatures and reduce energy use.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator and APCD.

22. **At the time of application for construction permits for resort development,** site enhancements to promote pedestrian, bicycle, and transit accessibility to the resort shall be incorporated into the proposed design and shown on all applicable plans.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator, Public Works and APCD.

23. **At the time of application for construction permits for resort development,** all applicable plans shall show connection of proposed cul-de-sacs, roadways, pedestrian paths with other existing multi-use paths within the development, to improve pedestrian,

7-91

bicycle and golf cart access to adjacent neighborhoods, the village center, the golf center and parks.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator, Public Works and APCD.

24. **Applications for construction permits** for the resort units shall demonstrate how passive solar design, with solar hot water heating, or other cost effective energy conservation measures will be incorporated into the design. Components of passive solar design may include, but are not limited to: orientation of the units so that the windows face to the south; encourage use of solar, or solar-assisted water heaters in units; use of building materials designed to absorb heat from the sun in the winter, and release the heat at night in order to heat the residences. It is recommended that the goal of these design standards be to reduce energy use by a minimum twenty percent for the overall development and offset long-term mobile and area source operational emissions of the development.
25. Only electric golf carts or carts that do not use fossil fuels shall be used or provided by the golf course concession, resort or property owner's association. It is recognized that privately owned carts will not fall under this restriction,
26. Based on APCD's 2003 CEQA Handbook (based on the latest URBEMIS (air quality) modeling), the proposed project will generate between 10 - 24.99 lbs/day of one or more of the following pollutants: ROG, NO<sub>x</sub>, SO<sub>2</sub>, PM<sub>10</sub>; the project will need to include the following measures and be shown on all applicable plans **prior to construction permit issuance:**
  - A. *Standard Site Design and Energy Efficiency Measures (for commercial projects generating more than 10lbs./day of air pollutant)*
    1. Provide on-site bicycle parking (one bicycle parking space for every ten car parking spaces); for the approximate 209 spaces proposed, at least 21 bicycle spaces shall be installed.
    2. Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips;
    3. Provide preferential employee carpool and vanpool parking;
    4. Provide shower and locker facilities to encourage employees to bike and/or walk to work (one shower and three lockers for every 25 employees);
    5. Increase building energy efficiency rating by 10% above what is required by Title 24 requirements (this can be accomplished in a number of ways, such as, increasing attic, wall or floor insulation, etc.).
  - B. *Based on APCD's estimated pollutant generation, ten additional measures from the following list shall be applied to the proposed project (selections to be shown on all applicable construction plans):*
    1. Increase street tree planting above required minimum;
    2. Plant shade trees in parking lots to reduce evaporative emissions from parked vehicles;
    3. Install an electrical vehicle charging station with both conductive and inductive charging capabilities;
    4. Provide on-site banking (ATM) and postal services;

7-92

5. Provide an on-site child care facility;
6. Increase number of bicycle routes/lanes;
7. Provide on-site housing for employees;
8. If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to project or improve transit stop amenities;
9. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and emphasize the pedestrian environment;
10. Provide pedestrian signalization and signage to improve pedestrian safety;
11. Employ or appoint an Employee Transportation Coordinator (to be used when at least two alternative travel modes requiring coordination are selected);
12. Implement a Transportation Choices Program. The applicant will work with the Transportation Choices Coalition partners on how to start and maintain a program (contact SLO Regional Rideshare at 805/541-2277);
13. Provide for shuttle/mini bus service;
14. Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.;
15. Implement compressed work schedules;
16. Implement telecommuting program;
17. Implement a lunchtime shuttle to reduce single occupant vehicle trips;
18. Participate in an employee "flash-pass" program, which provides free travel on transit buses;
19. Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;
20. If the development is a grocery store or large retail facility, provide home delivery service for customers;
21. Install shade trees planted closely along southern exposures of buildings to reduce summer cooling needs;
22. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs;
23. Use built-in energy efficient appliances, where applicable;
24. Use double-paned windows;
25. Use low energy parking lot and street lights (i.e. sodium);
26. Use energy efficient interior lighting;
27. Use low energy traffic signals (i.e. light emitting diode);
28. Install door sweeps and weather stripping if more efficient doors and windows are not available;
29. Install high efficiency or gas space heating;
30. Replace diesel fleet vehicles with cleaner fueled low emission vehicles (i.e., school buses, transit buses, on- and off- road heavy duty vehicles, lighter duty trucks and passenger vehicles);
31. Retrofit existing equipment to reduce emissions using methods such as particulate filters, oxidation catalysts, or other approved technologies.

**Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

27. Proposed demolition activities can result in potentially negative air quality impacts, especially where material exists containing asbestos material. **Prior to issuance of**



7-93

**construction permit to remove or demolish any buildings or utility pipes** on the subject property, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.

28. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled wood heaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans.
29. **Prior to issuance of construction permit**, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel screens, etc.
30. All future lot owners and resort occupants will be advised of the existence of the nearby oil refinery and the potential for periodic odors relating to this activity. This notice shall also be included in the Conditions, Covenants & Restrictions for the resort development. CC&R's shall be reviewed by the county **prior to final inspection**.

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| <p><b>Air Quality Monitoring:</b> All applicable mitigation measures will be shown on the grading and building plans. Compliance will be verified by APCD.</p> |
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#### **Biological Resources**

31. Dogs and cats shall not be allowed in the Sensitive Resource Area. To the maximum extent practicable, pets shall be contained within the resort boundaries of the project. The applicant, and successors in interest, shall provide notices within each of the units of the presence of the SRA and potential for sensitive wildlife that can be adversely impacted from the presence of cats and dogs. This notice shall also be included in the Conditions, Covenants & Restrictions for the resort development guidelines restricting pets within the sensitive resource area (SRA). The CC&Rs shall also include materials to educate property owners regarding the sensitivity of the slough. CC&R's shall be reviewed by the county **prior to final inspection**.
32. **At the time of application for resort/restaurant construction permits**, construction plans shall show all disturbed areas shall be seeded with a non-invasive grass (or permanent landscaping) to stabilize the soil immediately after grading is completed to avoid potential erosion problems or adverse biological impacts associated with Drainage Area A. The seed mixture shall be approved by the Environmental Coordinator or their designee.
33. All drainage from all parking areas and roadways shall be directed to infiltration basins designed as retention areas. **Prior to issuance of construction permit**, this shall be

7-94

shown on all applicable plans. Drainage design shall be verified prior to final inspection.

**Biological Resource Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator and Public Works.

#### **Housing (Affordable)**

34. Should an Inclusionary Housing Ordinance be established, and associated “fair share” fee, be established prior to **issuance of building permit for the resort or restaurant**, the applicant agrees to pay the applicable fee to help offset impacts associated with providing for the housing needs of the employees.

**Affordable Housing Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

#### **Noise**

35. Construction hours of operation shall be 7 am to 7 pm for weekdays, 8 am to 5 pm on Saturdays, and no non-emergency work on Sundays or Holidays. **At the time of application for construction permits**, this information shall be shown on all applicable plans.
36. **At the time of application for construction permits**, staging areas and contractor yards shall be shown on applicable construction plans as far from residential areas as possible.
37. **Prior to specific development commencing**, “critical” grade noise mufflers shall be installed and maintained for all construction equipment/vehicles generating noise of 60 dB or more at 25 feet.
38. The following applies to any outdoor special event: a) loudspeaker systems or other loud noise-generating activity shall not be allowed that exceeds 60 db at any residential property line (and shall be tested prior to event); b) events shall be between the hours of 8 am and 7 pm Monday through Saturday and 8 am and 5 pm on Sunday).

**Noise Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

#### **Solid Waste Management**

39. **Prior to issuance of construction permit**, plans shall show that all applicable resort-/restaurant-generated greenwaste will be integrated into previous tract-required compost management program.
40. **Prior to issuance of construction permit**, plans shall show location of all recycling areas for resort and restaurant that conform to the local waste hauler’s requirements for recycling bins.
41. Recyclable or reuseable materials shall be used whenever possible for all activities relating to meeting rooms and special events. Recycling containers shall be made available for all such activities.

**Compost Management Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

7-95

## Water

- ~~42. **Prior to issuance of the construction permit for resort development**, or at such time that a program is developed by the water supplier, and to reduce consumptive use, the applicant shall agree to participate in a toilet retrofit program that would replace existing non-low-flow toilets in the water company service area at a 1:1 basis with new resort development. If such a program is not available at the time of permit issuance, an alternative water conservation measure with comparable savings may be substituted, as reviewed and approved by the Department of Planning and Building.~~
43. **Prior to issuance of the construction permit for resort development**, plans shall reflect the use of all salt-recharging water softeners shall be prohibited within the proposed development, except for units that are recharged off-site, and the brine from there is disposed of at a location approved by the Regional Water Quality Control Board.
44. **Prior to issuance of construction permit**, drainage improvement design, including the following measures, shall be considered to maximize potential groundwater basin recharge:
- a. drainage from impervious surfaces (e.g. roads, driveways, buildings) shall be directed to a common drainage basin;
  - b. the project shall design as few basins as possible for the entire development;
  - c. where feasible, mass grading and contouring shall be done in a way to direct surface runoff towards the above-referenced basins (and/or closed depressions).
45. **Prior to issuance of construction permit**, a final landscape plan shall be submitted that shows how landscaping will have low-water requirements and meet the County's Landscape Standards (LUO Chapter. 22.16). As applicable, at a minimum the following shall be used: (1) all common area and resort irrigation shall employ low water use techniques (e.g., drip irrigation); (2) all landscaping shall be drought-tolerant and have low water requirements (e.g., use of native vegetation, etc.); 3) hydrozones shall be identified with the same plant irrigation lines/emitters being connected with similar hydrozone plants; and 4) no more than 20% of all common area landscaping shall be turf. Where turf is used, moisture sensor devices or other similar water efficiency devices shall be installed, and maintained in good working order, to control the amount of water applied. Where possible, warm-season grasses shall be used.
46. **Prior to recordation of the final map, as a part of a second map sheet**, all new water fixtures installed (including showers, faucets, etc.) that are not already specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water-using appliances (e.g., dishwashers, clothes washers, etc.) shall be ENERGY STAR-rated for high water efficiency design. These shall be shown on all applicable plans **prior to permit issuance**, and installation verified **prior to final inspection**.
47. **Prior to final inspection**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). **Prior to permit issuance**, the measure(s) to be used shall be shown on all applicable plumbing plans and installed prior to final inspection.
48. **Prior to issuance of construction permit** for the resort/restaurant, the applicant shall

7-96

develop a water conservation education program for employees and resort occupants, as well as restaurant-related activities. Such a program shall focus on reducing domestic/interior water usage. Program shall be submitted to the County for review and approval.

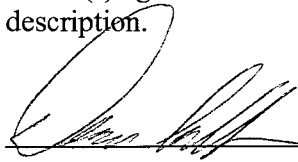
49. **Prior to construction permit issuance**, a master "Drought Water Management Program" shall be prepared by the applicant and submitted to the county for approval. The master "Drought Water Management Plan" shall provide guidelines on how all future uses will be managed during "severe" drought, including all landscaping. These measures would go into effect during periods of "severe" drought. This plan shall include, but is not necessarily limited to:
- a. The definition of a "severe" drought year (as defined by NOAA's Palmer Drought Severity method or other similarly recognized methodology);
  - b. Identification of general measures to be used to reduce domestic water usage for each approved use;
  - c. Identification of specific measures to be applied for landscape watering;
  - d. Establishment of appropriate early triggers to determine when "severe" drought conditions exist and how drought water conservation measures for tract and future development will be implemented;
  - e. Establishment of process to determine when drought conditions/requirements no longer apply.

**Water Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

#### **Environmental Monitor**

50. **Prior to issuance of construction permits, or issuance of tract improvement plans**, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with proposed County Conditions of Approval and mitigated Negative Declaration measures relating to establishing the proposed uses. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor, and any county administrative fees, shall be paid for by the applicant.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Owner(s)

Denis Sullivan

Name (Print)

4/14/05

Date

7-97

Referral  
Responses



AIR POLLUTION  
CONTROL DISTRICT  
COUNTY OF SAN LUIS OBISPO

7-98

Juck.

DATE: June 2, 2004

TO: South County Team  
San Luis Obispo County Department of Planning and Building

FROM: Melissa Guise *MG*  
San Luis Obispo County Air Pollution Control District

SUBJECT: Cypress Ridge (SUB 2003-00208)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 950 Cypress Ridge Parkway. The project as proposed would include a lodge (81 units) and a restaurant. We have the following comments on the referral.

**Construction Phase Emissions**

The project as described in the referral will exceed the District's CEQA significance threshold for construction phase emissions. District staff recommends the following measures be incorporated into the project to control dust:

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed;
- Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required must be included on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order

7-99

Cypress Ridge (SUB 2003-00208)

June 2, 2004

Page 2 of 5

increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

This project will involve the use of numerous pieces of heavy-duty diesel equipment. As you may be aware, in July of 1999 the California Air Resources Board (ARB) listed diesel exhaust particulate matter, as a toxic air contaminant (TAC) with no identified threshold level below which there are no significant effects. Therefore, the District is very concerned with projects that will produce large amounts of diesel exhaust particulate matter (PM) near public use areas. To mitigate the diesel PM generated during the construction phase, District staff recommend the following equipment emission mitigation measures be implemented:

- All construction equipment be properly maintained and tuned according to manufacturer's specifications;
- All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB motor vehicle diesel fuel;
- Maximize to the extent feasible, the use of diesel construction equipment meeting the California Air Resources Board's 1996 certification standard for off-road heavy-duty diesel engines; and
- Install diesel oxidation catalysts (DOC), catalyst diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices on the two pieces of equipment projected to generate the most emissions. Prior to the start of the project the project applicant shall submit an equipment list and retrofit proposal to the APCD for approval prior to the installation of the filters. The filters should be installed prior to the start of the project.

#### Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - Asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at 781-5912 for further information.

#### Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if naturally occurring asbestos is present within the area that will be disturbed. If naturally occurring asbestos is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but

7-100

Cypress Ridge (SUB 2003-00208)

June 2, 2004

Page 3 of 5

are not limited to 1) an Asbestos Dust Mitigation Plan which must be approved by the District before construction begins, and 2) an Asbestos Health and Safety Program will also be required for some projects. Please refer to the District web page at <http://www.slocleanair.org/business/asbestos.asp> for more information regarding these requirements. If you have any questions regarding these requirements, please contact Karen Brooks of our Enforcement Division at 781-5912.

#### Developmental Burning

Effective February 25, 2000, the District prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, District approval, and issuance of a burn permit by the District and the local fire department authority. The applicant is required to furnish the District with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

#### Portable Equipment Permit or Registration Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive.

- Portable generators
- IC Engines
- Unconfined abrasive blasting operations
- Concrete batch plants
- Rock and pavement crushing
- Tub grinders
- Trommel screens

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

#### Operational Phase Emissions

District staff conducted a screening level air quality impact assessment for operational impacts from this project. Based on the information provided in the project referral the unmitigated project will exceed the District's Tier I CEQA significance threshold for operational phase emissions. Therefore the District recommends the following mitigation measures be included in the project to reduce the overall air quality impacts to a level of insignificance.

#### Standard mitigation measures recommended for the project (*implement all applicable measures*)

- Provide on-site bicycle parking. One bicycle parking space for every ten car parking spaces is considered appropriate;
- Provide on-site eating, refrigeration and food vending facilities to reduce lunchtime trips;
- Provide preferential carpool and vanpool parking;
- Provide shower and locker facilities to encourage employees to bike and/or walk to work, typically one shower and three lockers for every 25 employees; and



7-101

Cypress Ridge (SUB 2003-00208)

June 2, 2004

Page 4 of 5

- Increase building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall or floor insulation, etc.).

**Discretionary mitigation measures recommended for the project (implement 10 applicable measures)**

- Increased street tree planting.
- Shade tree planting in parking lots to reduce evaporative emissions from parked vehicles.
- Provide on-site banking (ATM) and postal services.
- Provide an on-site child care facility.
- Increase number of bicycle routes/lanes.
- Provide on-site housing for employees.
- If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to project or improve transit stop amenities.
- Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment.
- Provide pedestrian signalization and signage to improve pedestrian safety.
- Employ or appoint an Employee Transportation Coordinator.
- Implement a Transportation Choices Program. The applicant should work with the Transportation Choices Coalition partners for free consulting services on how to start and maintain a program. Contact SLO Regional Rideshare at 541-2277.
- Provide for shuttle/mini bus service.
- Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.
- Implement compressed work schedules.
- Implement telecommuting program.
- Implement a lunchtime shuttle to reduce single occupant vehicle trips.
- Participate in an employee "flash-pass" program, which provides free travel on transit buses.
- Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area.
- Shade tree planting along southern exposures of buildings to reduce summer cooling needs.
- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Use built-in energy efficient appliances, where applicable.
- Use double-paned windows.
- Use low energy parking lot and street lights (i.e. sodium).
- Use energy efficient interior lighting.
- Use low energy traffic signals (i.e. light emitting diode).
- Install door sweeps and weather stripping if more efficient doors and windows are not available.
- Install high efficiency or gas space heating.

**Requirement for Wood Burning Devices**

As you may be aware, under District Rule 504, only District approved wood burning devices can be installed in new dwelling units. District approved devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate

7-102

Cypress Ridge (SUB 2003-00208)

June 2, 2004

Page 5 of 5

matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;

- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

If you have any questions or comments please contact me at (805) 781-4667.

MAG/sll

cc: Tim Fuhs, SLOAPCD Enforcement Division  
Karen Brook, SLOAPCD Enforcement Division  
David Dixon, SLOAPCD Engineering Division

H:\OIS\PLAN\RESPONSE\2349-2.doc



7-103  
SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Noel King, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

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Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

May 9, 2005

**MEMORANDUM**

**TO:** John McKenzie, Planning

**FROM:** Dale Ramey, South County Transportation Project Manager

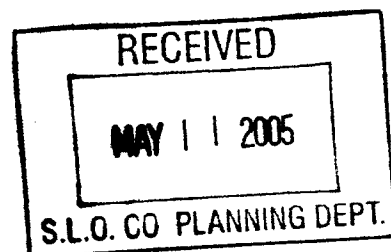
**SUBJECT:** Cypress Ridge Fees

Cypress Ridge, Tract 1933, was conditioned to pay the regular South County Area 2 Road Impact Fee plus an additional fee that was identified in the Environmental Impact Report for the project. The additional fee included language to use an inflation modifier based on a construction index published by Caltrans. Development Services updates the fees annually and the current fee per peak hour trip generated is \$2,591. The fee will be revised again at the end of June based on the Caltrans Construction Cost Index 2<sup>nd</sup> Quarter value. Based on the 2005 1<sup>st</sup> Quarter value, the fee will increase.

The condition for this proposed development should be tied to peak hour trips and not to a development type, i.e. residential, resort, etc.

File: Tract 1933

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7-104

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

MAY 14 2004

VICTOR HOLANDA, AICP  
DIRECTOR

JMK

THIS IS A NEW PROJECT REFERRAL

DATE:

5/14/2004

FROM

PW

TR 2641 Cypress Ridge

FROM  
LO

South Co. Team

(Please direct response to the above)

SUB 2003-00208

Project Name and Number

Development Review Section (Phone: 781-788-2009 Taryn)

PROJECT DESCRIPTION: Construct resort & lodging facilities, sub-divide resort property (10.1 Acres) for financing purposes. See provided info. for details.

Return this letter with your comments attached no later than:

5/28/2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

? YES (Please go on to Part II)  
? NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

? NO (Please go on to Part III)  
? YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - STUCKS ATTACHED. NO TITLE REPORT.  
ON THE TENTATIVE MAP, PAGES 1 & 2 IT STATES "ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN IMPERIAL UNITS." - ALL WORK SUBMITTED TO SLO CO PW ARE TO BE IN UNITED STATES STANDARD MEASURES.

21 JUNE 2004  
Date

GOODWIN  
Name

5252  
Phone

**7-105**      **EXHIBIT B**  
**CONDITIONS OF APPROVAL FOR** TRACT 2641, Cypress Ridge / WALLACE

**Approved Project**

This approval authorizes the division of a \_\_\_\_\_ acre parcel into \_\_\_\_\_ parcels of \_\_\_\_\_ **acres / square feet** each.

**Access and Improvements**

☐ Roads and/or streets to be constructed to the following standards:

- a. \_\_\_\_\_ constructed to a \_\_\_\_\_ section within a \_\_\_\_\_ foot dedicated right-of-way.
- b. \_\_\_\_\_ widened to complete a \_\_\_\_\_ section fronting the property.
- c. \_\_\_\_\_ constructed to a \_\_\_\_\_ section from the property to \_\_\_\_\_ (minimum paved width to be \_\_\_\_\_ feet).

☐ The applicant offer for dedication to the public by certificate on the map or by separate document:

- a. For future road improvement \_\_\_\_\_ feet along \_\_\_\_\_ to be described as \_\_\_\_\_ feet from the recorded centerline.
- b. For future road improvement \_\_\_\_\_ feet along \_\_\_\_\_ to be described as \_\_\_\_\_.
- c. For road widening purposes \_\_\_\_\_ feet along \_\_\_\_\_, to be described as \_\_\_\_\_ feet from the recorded centerline.
- d. The \_\_\_\_\_ foot road easement as shown on the tentative parcel map with a \_\_\_\_\_ foot radius property line return at the intersection of \_\_\_\_\_.
- e. A \_\_\_\_\_ foot radius property line return at the intersection of \_\_\_\_\_.
- f. The \_\_\_\_\_ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

- ☐ The intersection of \_\_\_\_\_ and \_\_\_\_\_ be designed in accordance with California Highway Design Manual.
- ☐ Access be denied to lots \_\_\_\_\_ from \_\_\_\_\_ and that this be by certificate and designation on the map.
- ☐ The future alignment of \_\_\_\_\_ shall be shown on the map as reserved for future public right-of-way.
- ☒ A private easement be reserved on the map for access to <sup>ALL</sup> lots \_\_\_\_\_.
- ☐ A practical plan and profile for access to lots \_\_\_\_\_ be submitted to the Department of Public Works and the Department of Planning and Building for approval.
- ☐ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

7-106

### Improvement Plans

- ☐ Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
- Street plan and profile.
  - Drainage ditches, culverts, and other structures (if drainage calculations require).
  - Water plan (County Health).
  - Sewer plan (County Health).
  - Grading and erosion control plan for subdivision related improvement locations.
  - Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
  - Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
  - Trail plan, to be approved jointly with the Park Division.
- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- ☐ The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
- ☐ If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
- Submit a copy of all such permits to the Department of Public Works OR
  - Document that the regulatory agencies have determined that said permit is not longer required.

## Drainage

7-107

- ☐ \_\_\_\_\_ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- ☐ The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.
- ☐ Submit complete drainage calculations to the Department of Public Works for review and approval.
- ☐ If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
- ☐ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
  - a. granted to the public in fee free of any encumbrance.
  - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
  - c. reserved as a drainage easement in favor of the owners and assigns.
- ☐ If a drainage basin is required, a zone of benefit be formed within \_\_\_\_\_ for maintenance of the drainage basin. Application to be filed with the The Department of Public Works Administrator.
- ☐ If a drainage basin is required, this development be annexed to \_\_\_\_\_ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.
- ☒ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

## Wastewater Disposal

- ☐ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. (Parcel(s) \_\_\_\_\_, only).
- ☐ A community septic system shall be installed with a centralized leaching area and shall have a 100% or greater additional expansion area. The area for the community septic tank system and disposal area shall **be granted in fee on the map to the appropriate maintenance agency for maintenance with the right of ingress and egress / shall be kept as open space within easement for sewage treatment purposes granted to a homeowner's association.** Impervious paving over a disposal area is not considered acceptable.

- ☐ A long term community septic tank and disposal area maintenance plan be submitted to the the Department of Public Works and Health Department and the Regional Water Quality Control Board for review prior to the filing of the final parcel or tract map.
- ☐ The community sewage system shall be designed by a Registered Civil Engineer and operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. A waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final parcel or tract map.
- ☐ This land division shall be annexed to 7-108 prior to the filing of the final parcel or tract map for ***water service/water and sewer service/sewer maintenance/community septic system maintenance/***\_\_\_\_\_.

### **Soils Report**

- ☐ A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.
- ☐ Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

### **Utilities**

- ☐ Electric and telephone lines shall be installed ***underground / overhead***.
- ☐ Cable T.V. conduits shall be installed in the street.
- ☐ Gas lines shall be installed.
- ☐ A \_\_\_\_\_ feet public utility easement on private property along \_\_\_\_\_, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

### **Design**

- ☐ The lots shall be numbered in sequence.
- ☐ The \_\_\_\_\_ on lot \_\_\_\_\_ be removed or brought into conformance with the ***Land Use Ordinance / Coastal Zone Land Use Ordinance*** prior to filing the final parcel or tract map. A demolition permit may be required.
- ☐ The lot area of \_\_\_\_\_ shall contain a minimum area of \_\_\_\_\_ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22/23.04.021).



- ☐ The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

7-109

#### Vector Control and Solid Waste

- ☐ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet **Land Use Ordinance / Coastal Zone Land Use Ordinance** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

#### Fire Protection

- ☐ Provide minimum fire flow of \_\_\_\_\_ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.
- ☐ The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
- ☐ Designate a fire lane within all the driveway areas. This lane to be minimum width of twenty (20) feet. *(USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)*

#### Parks and Recreation (Quimby) Fees

- ☐ Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total **number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.**
- ☐ For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

#### Affordable Housing Fee

- ☐ Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

## Easements

7-110

- ☐ The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
- ☐ An open space easement be recorded for the open space parcel(s). It is to be held ***in single ownership / in common by the Homeowner's Association / or transferred to a public trust or conservancy agency approved by the Department of Planning and Building***. The open space parcel is to be maintained as such in perpetuity.

## Landscape Plans

- ☐ ***If a drainage basin*** is required, then submit detailed landscaping plans in compliance with Section 22/23.04.180 et seq. to the Department of Planning and Building for review and approval prior to filing of the final parcel or tract map. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
  - a. Drainage basin fencing. (***ONLY USE IF THE DRAINAGE BASIN HAS A DEPTH OF 2 FEET OR GREATER AS MEASURED FROM THE TOP OF THE RIM TO THE LOWEST PORTION OF THE BASIN***)
  - b. Drainage basin perimeter landscape screening. (***ONLY USE FOR FENCED BASINS***)
  - c. Landscaping for erosion control.
- ☐ All approved landscaping shall be installed or bonded for prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within \_\_\_\_\_ days of completion of the improvements.

## Mitigations PUT ANY MITIGATIONS FROM DEVELOPER STATEMENT HERE **ONLY IF THEY CAN BE COMPLETED PRIOR TO THE RECORDATION OF THE MAP**

- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

## Additional Map Sheet

- ☐ The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

### CHOOSE APPLICABLE PROVISIONS

- a. That the owner(s) of lot(s) \_\_\_\_\_ is responsible for on-going maintenance of drainage basin fencing in perpetuity.
- b. That the owner(s) of lot(s) \_\_\_\_\_ is responsible for on-going maintenance of ***drainage basin / adjacent*** landscaping in a viable condition on a continuing basis into perpetuity.
- c. That secondary dwellings shall not be allowed on ***all lots within the land division / on lots*** \_\_\_\_\_.

- d. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
- e. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- f. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- g. An agricultural buffer prohibiting residential structures, consisting of \_\_\_\_\_ feet over lots \_\_\_\_\_, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
- h. The limits of inundation from a 100 year storm over lots \_\_\_\_\_ from \_\_\_\_\_ **creek / river** shall be shown on the additional map and note the required building restriction in the on the sheet.
- i. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- j. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated \_\_\_\_\_ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
- k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. *(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)*
- l. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
- m. PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE **ONLY IF THEY GO BEYOND RECORDATION OF THE MAP** \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Covenants, Conditions and Restrictions

7-112

- ☐ The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

*CHOOSE APPLICABLE PROVISIONS*

- a. On-going maintenance of drainage basin fencing in perpetuity.
- b. On-going maintenance of **drainage basin / adjacent** landscaping in a viable condition on a continuing basis into perpetuity.
- b. Maintenance of drainage basin landscaping.
- c. Maintenance of common areas.
- d. Secondary dwellings shall not be allowed.
- e. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
- f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- h. An agricultural buffer prohibiting residential structures, consisting of \_\_\_\_\_ feet over lots \_\_\_\_\_, shall be shown on an exhibit attached to the CC&R's. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year.
- i. Maintenance of all local streets within the subdivision until acceptance by a public agency.
- j. The limits of inundation from a 100 year storm over lots \_\_\_\_\_ from \_\_\_\_\_ **creek / river** shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.
- k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. *(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)*
- l. \_\_\_\_\_  
\_\_\_\_\_

Low Cost Housing *(USE IN COASTAL ZONE ONLY)*

- ☐ Provide \_\_\_\_\_ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the \_\_\_\_\_ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

Miscellaneous

7-113

- ☐ This subdivision is also subject to the standard conditions of approval for all subdivisions using ***community water and sewer / community water and septic tanks / individual wells and septic tanks***, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- ☐ A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- ☐ Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
- ☐ Prior to the sale of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.
- ☐ All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.



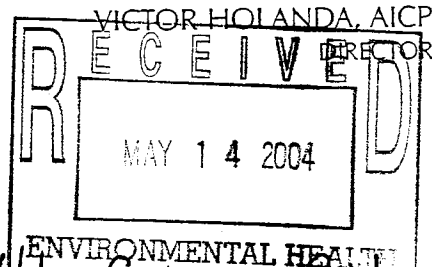
7-114

14

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

No planner yet?

THIS IS A NEW PROJECT REFERRAL



DATE:

5/14/2004

TO:

Env. Health

FROM:

South Co. Team

(Please direct response to the above)

TR 2641 Cypress Ridge

SUB 2003-00208

Project Name and Number

Development Review Section (Phone: 781-788-2009 Taryn)

PROJECT DESCRIPTION: Construct resort & lodging facilities, sub-divide resort property (10.1 Acres) for financing purposes. See provided info. for details.

Return this letter with your comments attached no later than:

5/28/2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

\_\_\_\_\_

YES (Please go on to Part II)

\_\_\_\_\_

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

\_\_\_\_\_

NO (Please go on to Part III)

\_\_\_\_\_

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Please have applicant provide evidence of Rural Water Company's ability to provide water and sewer service to tract facilities. Provide stock conditions for community water and community sewer. The restaurant facility proposed will need to have full site construction plans submitted for review and approval prior to building approval.

5/28/04

Date

L. Salo

Name

781-5551

Phone

RECEIVED

JUN 01 2004



7-115

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

VICTOR HOLANDA, AICP  
DIRECTOR

BRYCE TINGLE, AICP  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH  
CHIEF BUILDING OFFICIAL

DATE: 5/11/01

TO: Env Health

FROM: South Coast Team Cypress Ridge/D000391 D  
Project Name and Number

Development Review Section (Phone 781- 5183) ( )

PROJECT DESCRIPTION: Recognize existing uses in the Village etc; con-  
struct lodging and restaurant facilities; expand uses to include  
special events, conventions and business events.

Return this letter with your comments attached no later than: 5/25/01

**PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES (Please go on to Part II)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to Part III)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

**PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.  
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

RECEIVED

MAY 16 2001

Planning & Bldg

Provide applicant with stock conditions for community water & sewer.  
The will-serve letters should be submitted for tentative  
approval and a non-conditional will-serve letter for final recordation

5/15/01  
Date

Laurie Salo  
Name

X 5551  
Phone

7-116

**Cindy Lewis**

---

**From:** Lewin, Robert [Robert.Lewin@fire.ca.gov]  
**Sent:** Tuesday, August 24, 2004 5:01 PM  
**To:** Cindy Lewis  
**Cc:** Portillo, Gil; Zrelak, Chad; Bullard, Clint; Schmitz, Jane  
**Subject:** Cypress RidgeTract 2641

Ms. Lewis,

This email confirms that we met and reviewed the golf cart access roads to insure that they meet CDF standards for fire engine access for the Cypress Ridge project Tract 2641. The drawings you presented to me on July 22, 2004 do meet the requirements for fire access and fire hydrant spacing. We will need to approve and sign a final improvement plans when they are completed and issue a clearance letter prior to the issuance of building permits.

Sincerely,

Robert Lewin, Battalion Chief  
Fire Marshal  
Fire Protection Planning  
CDF/San Luis Obispo County Fire  
635 North Santa Rosa St.  
San Luis Obispo, CA 93405

Phone (805)543-4244 ext. 2122  
FAX (805)543-4248  
email [robert.lewin@fire.ca.gov](mailto:robert.lewin@fire.ca.gov)

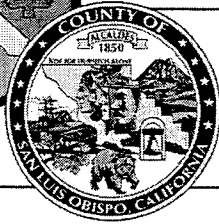


RECEIVED

JUN 16 2004

Planning & Bldg

7-117



## CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

June 15, 2004

planner?

→ South County Team  
County Planning & Building Department  
County Government Center, Room 310  
San Luis Obispo, CA 93408-2040

Project: Cypress Ridge, Tract 2641, Resort, Lodging

Dear South County Team,

We have reviewed the Project Referral for the Cypress Ridge, Tract 2641, resort & lodging facility located 950 Cypress Ridge Parkway. The project is within a high fire severity zone with a 10 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the County Ordinances and the Public Resources Code (PRC). This letter does not list all the requirements that this or any future phases of development will require.

### Concerns:

- Public Access
- Special Events
- Commercial Building Requirements

### Access

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres      800 feet

7-118

- Parcels 1 acre to 4.99 acres 1320 feet
- Parcels 5 acres to 19.99 acres 2640 feet
- Parcels 20 acres or larger 5280 feet

- The road must be 18 feet in width and an all weather surface.
- Roads serving commercial occupancies must be a minimum of 20 feet.
- All emergency fire lanes shall be a minimum of 20 feet wide.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.
- Gates are not permitted, as they obstruct the roadway for egress and ingress, unless designed in a manner approved by the fire department.
- A Knox key box will be required on all commercial buildings and on allowed gates.

Note: The plans appear to have golf cart roads to serve the facilities. These do not meet CDF/San Luis Obispo County Fire Department standard for access as currently designed.

### **Addressing**

Address numbers must be legible from the roadway and on all buildings. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

### **Roof Coverings**

All roof coverings within a high fire severity zone shall have a minimum of at least a Class B roof. CBC Section 1503

### **Fire Safety during Construction**

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903.

### **Fire Protection Systems**

This project will require installing a fire/life safety fire protection system in all buildings over 5000 sq. feet. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A fire alarm system maybe required and must be in compliance with NFPA 72.

7-119

### **Technical Opinion/Report**

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at [www.cdfslo.org](http://www.cdfslo.org). The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1996). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

### **Fire Flow**

A commercial water system shall be required with fire flows meeting the standards of CFC 903 and Appendix III A. The minimum main size shall not be less than 6 inches. Pressures may not be less than 20 psi or more than 150 psi. The Plans for the entire system should be submitted to the county fire department.

### **Water Supply Connection**

Fire hydrants are to be located as outlined in Appendix III B of the CFC. Plans shall be submitted to the County Fire Department for approval of distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads. These hydrants must comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side.

### **Portable Fire Extinguishers**

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

### **Roof Access**

Presently the County Fire Department can provide a maximum of only 18 feet vertical access. The project shall provide vertical access to the roof from two points for any building exceeding this height. Access can be provided by the use of landscaping or a fixed laddering system. Plans shall be submitted for approval to the County Fire Department.

### **Special Events**

All special events shall be approved by the County Fire Department 30 days in advance. A list of Special Events should be submitted each year. The applicant must submit a sight plan, a description of the events, the number of anticipated participants, measures taken to mitigate the impact of the events on public safety and a written emergency plan for medical aids, injuries, structure fires, wildland fires and other emergencies. The buildings, which will be used for special events, must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements. The County Fire Department will review the submitted plans and make comments and requirements.

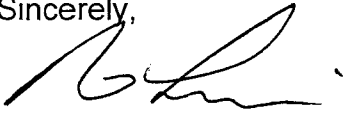
7-120

### **Emergency Plans**

A written emergency plan will be developed and written for medical aids, fires and other types of emergencies. This plan should include an inventory of equipment and its location, personnel trained and their responsibilities, evacuation procedures of buildings, trails and other facilities, identification of safe refuge areas, facility evacuation and any other pertinent information. The plan should include a site map. CFC 1303.4

If I can provide additional information or assistance on this matter please call me at (805)543-4244.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Lewin', with a stylized flourish at the end.

Robert Lewin, Fire Marshal  
Battalion Chief

Cc: Dan Anderson, Battalion Chief  
Greg Pisano, Division Chief  
Cindy Chambers, JLWA

# CDF/SAN LUIS OBISPO COUNTY FIRE DEPARTMENT

Dan Turner, Chief

7-121

General Information 805/543-4244

FAX 805/543-4248

635 N. Santa Rosa • San Luis Obispo • California 93405

July 25, 2001

County of San Luis Obispo  
Department of Planning/Building  
Mr. Jay Johnson  
County Government Center  
San Luis Obispo, CA 93408

## DEVELOPMENT PLAN

**Project Number: D000391D Name: Cypress Ridge**

The Department has reviewed the development plans submitted for the proposed restaurant, lodging, special events project located at Cypress Ridge Parkway, Arroyo Grande. The property is located within the State Responsibility area.

**THE OWNER OF THE PROJECT SHALL MEET THE MINIMUM FIRE AND LIFE SAFETY REQUIREMENTS OF THE UNIFORM FIRE CODE (1997 EDITION) WITH AMENDMENTS. THIS FIRE SAFETY PLAN SHALL REMAIN ON THE PROJECT SITE UNTIL FINAL INSPECTION.**

## THE FOLLOWING STANDARDS ARE REQUIRED.

### FIRE SAFETY DURING CONSTRUCTION

- Commercial and industrial type projects shall have installed, prior to the start of construction, commercial water system and fire lanes.

### COOKING FACILITIES

- Cooking facilities in the restaurant shall comply article 1006 of the *Uniform Fire Code*, (1997) edition.
- Plans shall be submitted to the county fire department for approval and inspection.

### SPECIAL EVENTS

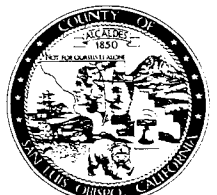
- All special events shall comply the California State Fire Marshall's requirements for "assembly occupancies".
- The San Luis Obispo County Fire Department shall be notified 30 days in advance of all special events.
- The San Luis Obispo County Fire Department shall approve and condition all special events.

### TENTS

- All tents and temporary membranes shall comply with the *Uniform Fire Code*, article 32, (1997 edition).
- The county fire department shall be notified 30 days in advance of the use of a temporary membrane or tent.



PROVIDING COOPERATIVE FIRE PROTECTION AND RESCUE SERVICES  
TO THE CITIZENS OF SAN LUIS OBISPO COUNTY



7-122

### **FIRE EXTINGUISHING SYSTEM**

- The proposed project is required to install a commercial fire/life safety sprinkler system.
- The lodging facility shall install an automatic fire extinguishing system complying with National Protection Association Pamphlet 13R.
- The restaurant shall install an automatic fire extinguishing system complying with National Fire Protection Association Pamphlet 13, 231, 20, and 22.
- The fire sprinkler system shall be designed as a minimum ordinary hazard group I.
- Plans shall be submitted for review and approval to the County Building Departments.
- Contractor to be licensed by the State of California [UFC 1003.1.1 amended/Title 19, Section 19.20.029 (a)].
- The fire sprinkler system shall be monitored by a licensed alarm company.

### **PORTABLE FIRE EXTINGUISHER(S)**

- Portable fire extinguishers shall be installed and comply with the Uniform Fire Code (1997) Section 1002.1, Standard 10-1.
- The contractor shall be licensed by the State Fire Marshal.
- The minimum requirements will be determined during the building permit/fire safety plan process.

### **ROOF ACCESS**

- The project shall provide vertical access to the roof from two points.
- Access can be provided by the use of landscaping or a fixed laddering system.
- Plans shall be submitted for approval to the County Fire Department.
- Presently the County Fire Department can provide a maximum 16 feet of vertical reach.

### **COMMERCIAL WATER SYSTEM**

- Emergency water supplies shall meet the minimum fire flow requirements as identified in the Uniform Fire Code, Section 903.1, 903.2, 903.3 and 903.4 as amended and Appendix III-A.
- The proposed project shall provide a minimum 1,500 gallons of water per minute for 120 minutes.
- The minimum water main size shall not be less than six (6) inches.
- Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

### **WATER SUPPLY CONNECTION**

- Several fire hydrants shall be required.
- Fire hydrants are to be located with a maximum normal spacing of 300 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4 inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.

(a) On a non-skid surface, center of roadway, to the fire hydrant side.

### **ACCESS**

- Access road width shall be 18 feet.
- The project shall provide a minimum 20-foot fire lanes for emergency vehicle access.
- All road and driveway surfaces shall be all weather.
- All surfaces shall be constructed to meet a load capacity of 20 tons.

7-123

### ADDRESSING

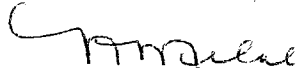
- Legible address numbers shall be placed on all structures.
- Separate addressing shall be assigned to each structure.
- Legible address numbers shall be located at the driveway entrance.

### FINAL INSPECTION

- The project shall require final inspection. **Allow five (5) working days for final inspection.** When the safety requirements have been completed, **call the Fire Prevention Secretary at 543-4244, ext.2220**, and arrange for a final inspection.

If I can provide additional information or assistance, please call 543-4244, ext. 2123. **Office hours 8:00 a.m. to 5:00 p.m., Tuesday through Friday.**

Sincerely,



Gilbert R. Portillo  
Fire Inspector

for

C:Cypress Ridge L.P., owners  
JLWA, agents



7-124 SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

5/22  
planner? JMK

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/14/2004  
TO: Leonard Mansell  
FROM: South Co. Team  
(Please direct response to the above)

TR 2641 Cypress Ridge  
SUB 2003-00208  
Project Name and Number

Development Review Section (Phone: 781-788-2009 Taryn)

PROJECT DESCRIPTION: Construct resort & lodging facilities, sub-divide resort property (10.1 Acres) for financing purposes. See provided info. for details.

Return this letter with your comments attached no later than: 5/28/2004

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
X YES (Please go on to Part II)  
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
X NO (Please go on to Part III)  
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

OK BY ME  
5/21 Date L. Mansell Name 5199 Phone



So. County Team

7-125

SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING



JMK

John  
Mck.RECEIVED  
DIRECTOR

MAY 17 2004

THIS IS A NEW PROJECT REFERRAL

DATE:

5/14/2004

TO:

City of A.G.

FROM:

South Co. Team

(Please direct response to the above)

City of Arroyo Grande  
COMMUNITY DEVELOPMENT DEPT.

TR 2641 Cypress Ridge

SUB 2003-00208

Project Name and Number

Development Review Section (Phone: 781-788-2009 Targn)

PROJECT DESCRIPTION: Construct resort & lodging facilities, sub-divide resort property (10.1 Acres) for financing purposes. See provided info. for details.

Return this letter with your comments attached no later than:

5/28/2004

## PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

YES

(Please go on to Part II)

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

## PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

## PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

I called for more info and time before responding, but did not receive response. The project is of major impact on regional water, traffic, fire services and should be subject to comprehensive EIR. If allowed time the City would like to discuss this project with County before any hearings are scheduled.

June 13, 2004

Date

Rob Strong, Comm. Dev. Director

Name

City of Arroyo Grande

4735420

Phone



14

BP

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

7-126

VICTOR HOLANDA, AICP  
DIRECTOR

JUL 07 2004

THIS IS A NEW PROJECT REFERRAL

DATE:  
FROM:  
TO:  
FROM:

5/14/2004 07/06/04  
Parks - San Dileo TR 2641 Cypress Ridge  
South Co. Team  
(Please direct response to the above) SUB 2003-00208  
Project Name and Number

Development Review Section (Phone: 781-788-2009 Taryn)

PROJECT DESCRIPTION: Construct resort & lodging facilities, sub-divide resort property (10.1 Acres) for financing purposes. See provided info. for details.

Return this letter with your comments attached no later than: 5/28/2004

**PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
☒ YES (Please go on to Part II)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
☒ NO (Please go on to Part III)  
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

**PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

As long as project does not change the trail system on El Campo or Highway Parks has no comment

07/06/04  
5/18/04  
Date

Jim Dileo  
Greg Martin  
Name

9089  
X 4388  
Phone

**RURAL WATER COMPANY, INC.**

P.O. Box 745  
Grover City, California 93433  
(805) 481-8432

7-127

July 28, 2004

Denis Sullivan  
Cypress Ridge Partners L.P.  
950 Cypress Ridge Parkway  
Arroyo Grande, CA 93420

RE: WILL SERVE LETTER FOR 103 CONDOMINIUMS & 1 COMMERCIAL UNIT

TO WHOM IT MAY CONCERN:

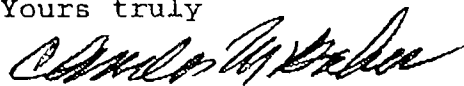
Rural Water Company, Inc will provide sewer and water service to the following described property located in Cypress Ridge:

APN 0275-407-008, APN 075-407-009, APN 075-407-010  
APN 075-407-011, APN 075-407-012, APN 075-407-013,  
APN 0275-407-014 and APN 075-400-001,

subject to the following conditions:

1. Applicant shall contribute to utility an additional water demand "in-lieu fee" of \$1,000.00 per each residential unit and commercial unit prior to commencement of development construction.
2. If required, applicant shall enter into a "RULE 15" main line agreement with utility for any required water mains, fire hydrants and service laterals and water meters, prior to commencement of development construction.
3. Applicant shall provide all engineering, permits, surveying and testing required.
4. All costs by applicant will be treated as Contribution-in-Aid-of Construction (CIAC) in accordance with CPUC requirements.
5. If required applicant shall pay for all required environmental studies in connection with this will serve letter, including any mitigation measures required by any public agency.
6. This letter will expire in 36 months if not acted upon by applicant.

Yours truly



Charles M. Baker  
President

7-128

- C. **Parking.** Hotels and motels shall provide off-street parking as set forth in Chapter 22.18 for transient lodgings. In the event that a hotel or motel includes any facilities in addition to overnight units (e.g., restaurant, bar, meeting rooms, etc.), all additional facilities shall be provided off-street parking as required by Chapter 22.18, in addition to the parking required for the hotel or motel.

[Amended 1981, Ord. 2063; 1982, Ord. 2091; 1992, Ord. 2553] [22.08.262]

### 22.30.290 - Lodging - Hotels, Motels - Condominium or Planned Development

The following standards apply to hotels and motels that are condominium or planned development projects as defined in Civil Code Section 1351.

- A. **Limitation on use.** Uses shall be limited as provided by Section 22.30.280.
- B. **Required finding.** A Conditional Use Permit may be approved only if the Review Authority first finds that the proposal will not reduce the availability of accommodations for overnight or transient occupancy by the general public, tourists and visitors compared to a conventional hotel or motel.
- C. **Density.** The density of hotel and motel units shall be as provided in Section 22.30.280.
- D. **Design standards.**
1. **Required hotel, motel facilities.** Each hotel or motel shall include a reception lobby area, office space for administrative use, service areas and facilities for employees (such as a lounge, lockers and showers), and laundry facilities for use by the hotel or motel. This standard may be waived if the Review Authority determines that provision of any or all of the required facilities is unnecessary due to the size or particular nature of the hotel or motel.
  2. **Other facilities.** The size of individual units, the number of kitchens and the amount of personal storage space shall be determined by the Review Authority through Conditional Use Permit approval.
  3. **Parking.** Parking shall be provided as stated in Section 22.30.280, provided that the required ratio of parking for hotel and motel units (excluding additional facilities) shall not be exceeded. The Review Authority may require additional parking spaces for the exclusive parking of recreational vehicles.
- E. **Occupancy.**
1. No person or persons shall occupy a hotel or motel unit for more than 29 consecutive days except for employees of the hotel or motel.

7-129

2. No owner or owners holding separate interest in a hotel or motel unit shall occupy that unit more than a total of 84 days per year, including no more than a total of 14 days during the period from Memorial Day to Labor Day.

3. The occupancy standards in Subsections E.1 and E.2 shall be included in the declaration of conditions, covenants and restrictions and recorded against all individual property titles.

F. **Administration.** A management entity shall be formed to manage the operation of the hotel or motel. The management shall have sole responsibility for providing room accommodation services and transient occupancy tax reporting. Transient occupancy tax shall be collected for all units except for the manager's unit. No owner or owners holding separate interest in a hotel or motel unit shall rent or lease that unit or otherwise offer accommodations to any other person or persons. The provisions of this Subsection shall be included in the declaration of conditions, covenants and restrictions and recorded against all individual property titles.

G. **Reporting requirement.** A report shall be submitted periodically to the Department of Planning and Building by the hotel or motel management at intervals to be determined by the Review Authority through Conditional Use Permit approval. The report shall state the total number of days that each unit was occupied in the preceding year, including occupancies by guests and the owners of each unit.

H. **Conditions of approval.** The Review Authority may adopt conditions of approval which are necessary in order to ensure compliance with the standards of this Section and to ensure that the design, operation and occupancy of the hotel or motel will serve primarily the general public, tourists and visitors for overnight or transient lodging.

[Added 1994, Ord. 2696] [22.08.264]

### 22.30.300 - Lodging - Recreational Vehicle (RV) Parks

The provisions of this Section apply to all recreational vehicle parks and commercial campgrounds, including any separate designated section of a mobile home park located in the Recreation category. These standards apply in addition to all applicable provisions of Title 25 of the California Code of Regulations, and any permit requirements of the California Department of Housing and Community Development.

#### A. Location criteria.

1. **Limited visibility required.** Approval of a Conditional Use Permit application by the Commission shall include a finding that the recreational vehicle park will not be excessively visible from a public road or residential use, or that its visibility will be acceptably mitigated.

Definitions

L

7-130

**Laundries and Dry Cleaning Plants (land use).** Service establishments primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "Personal Services." (SIC: Group 72)

**Libraries and Museums (land use).** Permanent public or quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. (Zoos are included under "Animal Facilities.") Also includes historic sites and exhibits. (SIC: Group 84)

**Light Source.** A device that produces illumination, including incandescent bulbs, fluorescent and neon tubes, halogen and other vapor lamps, and reflecting surfaces or refractors incorporated into a lighting fixture. Any translucent enclosure of a light source is considered to be part of the light source.

**Loading Space or Berth.** A space used exclusively for loading or unloading of other than passengers from vehicles into the floor area, use area, or storage area of a building.

**Local or Minor Street.** Defined in Chapter 6, Part I of the LUE.

**Lodging - Bed and Breakfast Inns (land use).** Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include "Homestays" and "Hotels and Motels," which are defined separately; rooming and boarding houses which are included under "Multi-Family Dwellings"; or the rental of an entire residence for one week or longer. (Amended 1995, Ord. 2740)

**Lodging - Homestays (land use).** Residential structures in Residential Single Family and Residential Suburban neighborhoods with a family in permanent residence where no more than two bedrooms without cooking facilities are rented for overnight lodging. Does not include provision of meals. This definition does not include "Bed and Breakfast Facilities" and "Hotels, Motels", which are defined separately; rooming and boarding houses which are included under "Multi-Family Dwellings"; or the rental of an entire residence for one week or longer. [Added 1995, Ord. 2740]

**Lodging - Hotels, Motels (land use).** Commercial transient lodging establishments including hotels, motor hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Includes the preceding lodging establishments where developed as planned developments, or condominiums in compliance with Section 22.30.290 (Lodging - Hotels, Motels - Condominium or Planned Development). Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, and accessory meeting and conference facilities, etc. (SIC: Group 701) [Amended 1995, Ord. 2740]

7-131

C. Recreation (REC). The following standards apply within the Recreation land use category.

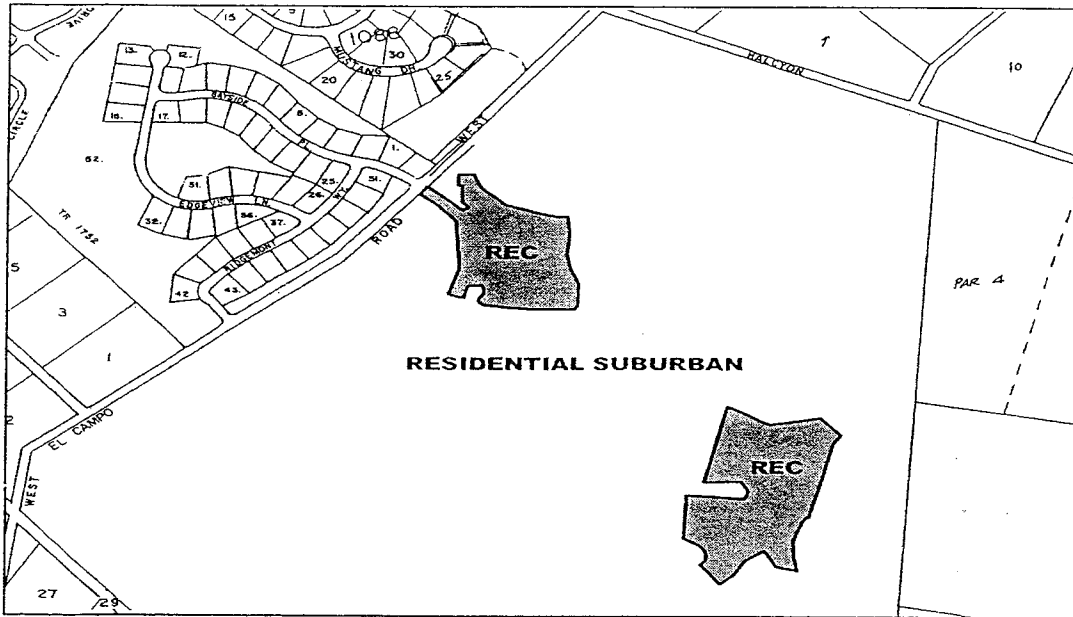


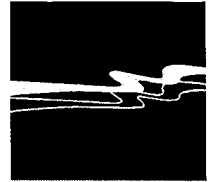
Figure 7-60: REC - Cypress Ridge Recreation Land Use Category

1. **Limitation on Use.** The allowed uses are as follows:
  - a. "previously-approved uses" per D890413D are allowed, including: golf course and related uses, specific commercial uses within the "Village Center", single family residences, eating and drinking places;
  - b. additional uses as follows: hotel (not to exceed 103-units), a facility of an approximate 14, 000 square foot footprint (pro-shop, hotel registration, and full service restaurant (200 seat)), employee housing, additional "Village Center" use to allow general public to conduct meetings and social events, and child care facilities.
2. **Open Space.** Maintaining the open space as previously approved on the Development Plan/Subdivision (D890413D/TR1933); and
3. **Residential Density.** Not increasing residential density as set forth in the approved Development Plan/Subdivision (D890413D/TR1933).

[Added 2002, Ord. 2968]

7-132

**Cypress Ridge Resort  
Development Plan SUB2003--00208  
Tentative Tract Map TR 2641  
Parking Summary  
May 12, 2005**



**WALLACE GROUP**

The Cypress Ridge Resort development project features an 81-unit hotel to complement the existing 18-hole golf course. The golf course, in turn, provides the focus for the destination resort. The complex includes supporting facilities that serve and complement both the resort and the golf course, including the Pro-Shop, the restaurant, and the driving range.

Parking for the facility is designed to serve these co-dependent uses. Per the attached analysis, the number of parking spaces required for each separate use would total 318 stalls. Section 22.18.020.D of the County ordinance allows a 5% reduction of parking for each use in a multi-use facility where two or more non-residential uses are on a single site. The total spaces reduced under this section cannot exceed 20 percent of the total requirement. With this adjustment applied to each use, the parking requirement for the facility is reduced by 9.5 percent from 310 to 302 stalls.

In addition to the reduction allowed under Subsection D (above), County Ordinance Section 22.18.020E allows a reduction to parking to be made for shared peak-hour parking. We are proposing a reduction of 30 percent to the overall parking requirement for the primary and supportive uses, based on the co-dependency of these uses and the differing hours of peak use. A 30% reduction to the adjusted requirement of 302 parking stalls is 211 parking stalls. The maximum parking required the hotel and for the restaurant is 91 spaces each. The development plan provides 212 spaces, easily covering the maximum demand for both of these primary uses.

It is anticipated that at least 50% of resort hotel occupants would be there to play golf. Therefore, these occupants will arrive and their vehicles will be parked by day for the golf, and by night for the hotel. On a daily basis, users of the golf course, whether hotel occupants or not, would utilize the Pro-Shop while already there. The restaurant's peak hours are during the evening when the golf course is closed, reducing the restaurant's parking demand. Many of the hotel occupants could also be expected to use the restaurant, further reducing the need for separate restaurant parking. Among the service support, the majority of hotel workers are there in the morning, while the majority of restaurant workers are there in the evening.

Attachment: Parking Analysis Revised 5-12-05

M:\235-Cypress\235-010 GPA & Dev Plan\Project Descriptions & chronology\Parking Summy 5-12-05.doc

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**WALLACE GROUP**  
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4115 BROAD ST  
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# 7-133

**Cypress Ridge Resort  
235-010  
Parking Analysis Revised 5-12-05**

| Uses                         | Requirement                          | Spaces Req'd |
|------------------------------|--------------------------------------|--------------|
| Golf Course (18-hole)        | 5/hole                               | 90           |
| Driving Range (20 tee-boxes) | 2/tee box                            | 40           |
| Restaurant:                  |                                      |              |
| 3656 sf customer area        | 1/60 sf                              | 61           |
| 2,038 sf kitchen             | 1/360 sf customer + 1/100 sf kitchen | 30           |
| Pro-Shop (1,975 sf)          | 1/300 sf sales area                  | 6            |
| Resort Lodging (81 units)    | 2 + 1/unit+1/10 units                | 91           |
| <b>Total:</b>                |                                      | <b>318</b>   |

**With 5% Adjustments Applied (Section 22.18.020.D):**

|                              | Reduction | Spaces Req'd |
|------------------------------|-----------|--------------|
| Golf Course (18-hole)        | 90 - 4.50 | 85           |
| Driving Range (20 tee-boxes) | 40 - 2    | 38           |
| Restaurant (total)           |           | 87           |
| 3656 sf customer area        | 61 - 3    |              |
| 2,038 sf kitchen             | 30 - 1.5  |              |
| Pro-Shop (1,975 sf)          | 6 - 0.3   | 6            |
| Resort Lodging (81 units)    | 91 - 4.5  | 86           |
| <b>Total Required:</b>       |           | <b>302</b>   |
| (Reduction Total: 9.5%)      |           |              |

**Shared Peak-Hour Parking (Section 22.18.020.E):**

**Proposed 30% reduction on all uses based on co-dependency of uses**

|   | Reduction  | Spaces Req'd |
|---|------------|--------------|
| Total Parking                           | 302 - 90.6 | 211          |
| <b>Total Provided:</b>                  |            | <b>212</b>   |
| <b>Maximum required per single use:</b> |            | <b>91</b>    |

7-134

**Cypress Ridge Resort  
Development Plan D000391D  
Tentative Tract Map TR 2641  
Project Description  
May 11, 2004**

**Historic Project Overview:** The Cypress Ridge Resort development is a 389 acre Master Planned Community located within the Palo Mesa Village of the South County Planning Area. The Developer, Cypress Ridge Limited Partners and Mr. Denis Sullivan, have created an ideal “destination resort” type of development consisting of an 18 hole golf course, a Village Center with several commercial buildings to support the Resort, and community activities with 12 acres of lakes throughout the Master Planned Community. In addition to the golf course resort and Village Center components, 386 detached single family houses were approved with 214 acres of Open Space granted in perpetuity.

**Background:** This proposal is a request for the processing of a Tentative Tract Map for financing purposes and a Development Plan that constitutes a revision to Development Plan D890413D that was approved in March, 1997 for the entire 389-acre development. This modification to the original plan involves a 17.5 acre resort site that was the subject of a General Plan Amendment (G990030M) approved in February, 2002, which effected a zoning change from Residential Suburban to Recreation. The residential development was reduced to 379 units under this proposal. The General Plan Amendment also approved land use modifications to the Village Center to allow use by the general public, and to allow special events such as weddings, community meetings and business meetings.

Under the original development plan, the Village Center uses included a swim and tennis club, a community center pavilion, a sales and administration office and a resource center building with uses limited to coffee shop, specific office and business support services, and food and beverage retail sales.

**Requested Proposal:**

**Development Plan:** The Development Plan is a proposal for construction of lodging and restaurant facilities on approximately 10 acres in the area of the existing Pro Shop and near the golf driving range. The lodging facilities will consist of 20 one and two-story cottage structures and six larger five-plex buildings containing a total of 81 units. Guest accommodations at maximum occupancy is two persons per bedroom, or a maximum of 298 persons in the 149 bedrooms provided under this proposal. Sofa beds would be provided in the living area of the suites, offering an alternative to two people sharing a single bed or bedroom.

A registration area and lobby will be combined with the proposed 200-seat restaurant and Pro Shop in a new two-story building, replacing the existing Pro Shop on site. The ground level of the main resort building will have locker rooms and sitting areas, as well as office space and laundry, plus housekeeping. The resort development includes 212 automobile parking spaces.

7-135

Cypress Ridge Resort -Project Description  
May 11, 2004

Approximately 43% of the site area will be in landscaping. See attached Area Study plan showing the project statistics for the site, dated Dec 22, 2003. The proposed coverage on the 10.17 acre site is as follows:

|  |                   |
|--|-------------------|
| Cottages and five-plex buildings                       | 62,976 sf         |
| Resort building – Main Level                           | 14,000 sf         |
| Accessory buildings                                    | 1,406 sf          |
| Paved area (including parking, walkways, & cart paths) | 148,318 sf        |
| Streets and driveways                                  | 25,576 sf         |
| Landscaping (planters and open space)                  | 190,862 sf        |
| <b>Total Area</b>                                      | <b>443,138 sf</b> |

**Subdivision:** The project is proposed to be subdivided to allow a financing mechanism to be put in place. The tract map includes creating ten (10) underlying parcels to separate the lodge and parking from the condominium units, and an overlying airspace condominium map to create 81 hotel units. The existing site contains eight (8) legal lots. The design and operational standards for condominium hotel lodging would be met as follows:

Section 22.30.290 - Lodging - Hotels, Motels - Condominium

(A) Limitation on Use.

The uses, density, and parking will meet the requirements and limitations of Section 22.30.280 as required.

(B) Required Finding.

The proposed project will not reduce the availability of transient or overnight occupancy by the general public. Units not being used by the owner will be available in the rental pool for transient occupancy.

(C) Density.

The density of hotel units is as provided for in Section 22.30.280. This proposal is requesting approval of 22 fewer units than that allowed by the General Plan. No variance or adjustments to setbacks or standards are required.

(D) Design Standards.

1. Required Hotel, Motel Facilities. The room bookings and check-ins will be handled by the resort management, just as a standard hotel is run. The proposed resort center includes a reception lobby, office, pro shop, clubhouse with changing rooms, support office, laundry service yard, and housekeeping area for administration, room cleaning services and maintenance operations.

2. Other Facilities. Although most of the rooms have kitchenettes, the resort also offers a snack shop and a full-service restaurant. The units are comfortably appointed and generously sized. Floor plans of each unit type are provided with this proposal.

3. Parking. The parking for the resort is provided at the required ratios for resort use, as well as for the additional uses such as the restaurant. The required parking for the resort is 2 spaces, plus 1 per unit, plus 1 per 10 units, or a total of 91 spaces. Total parking on site is 212 spaces for automobiles, leaving 120 spaces for the restaurant, pro shop, and golf course.

(E) Occupancy.

No owner of a unit will be allowed to occupy that unit for longer than 29 consecutive days, nor will owners be allowed to occupy their unit for more than 84 days per year. The requirements for

7-134

Cypress Ridge Resort -Project Description  
May 11, 2004

occupancy will be set forth in CC&R's and overseen by the management as required under this Section.

(F) Administration.

The management of the resort will have sole responsibility for hotel operations and transient occupancy tax reporting.

(G) Reporting Requirements.

The Management of the resort will submit the required occupancy report.

(H) Conditions of Approval.

The Resort will comply with conditions of approval as imposed by the County to ensure compliance with these standards.

**Lot Summary:**

The existing site has eight underlying parcels. The largest is APN 075-400-001 at 7.65 acres. The remaining seven, APNs 075-407-008, -009, -010, -011, -012, -013, and -014 totaling 2.45 acres, were previously created as residential parcels located off Brant and Tattler Streets. See attached Assessor's Map information. The proposed lot summary is as follows:

|        |   |               |              |
|--------|---|---------------|--------------|
| Lot 1  | = | +/-203,614 sf | (4.7 acres)  |
| Lot 2  | = | +/-52,828 sf  | (1.2 acres)  |
| Lot 3  | = | +/-49,002 sf  | (1.1 acres)  |
| Lot 4  | = | +/-26,756 sf  | (0.61 acres) |
| Lot 5  | = | +/-23,149 sf  | (0.54 acres) |
| Lot 6  | = | +/-18,763 sf  | (0.43 acres) |
| Lot 7  | = | +/-14,429 sf  | (0.34 acres) |
| Lot 8  | = | +/-16,175 sf  | (0.37 acres) |
| Lot 9  | = | +/-15,364 sf  | (0.35 acres) |
| Lot 10 | = | +/-16,941 sf  | (0.39 acres) |

**Location:** The project is located on the southeast side of the intersection at Halcyon and El Campo Roads in the Palo Mesa Village Area of the South County Area Plan, in the County of San Luis Obispo.

**Land Area (under consideration with this Development Plan):** 10.17 acres of the 389-acre Master Site, within the Recreation-zoned 17.5 acre area.

**Zoning:** Recreation. The South County Area Plan Section 22.112.090(C) contains specific standards for this property resulting from the previous General Plan Amendment, including:

1. Limitations on Use. The allowed uses are as follows:

- Previously approved uses per D890413D are allowed, including golf course and related uses, specific commercial uses within the "Village Center", single family residences, eating and drinking places.
- Additional uses as follows; hotel (not to exceed 103-units), a facility of an approximate 14,000 square foot footprint (pro-shop, hotel registration, and full service restaurant (200 seat)) employee housing, additional "Village Center" use to allow general public to conduct meetings and social events, and child care facilities.

1-137

2. Open Space: Maintain the Open Space as previously approved on the Development Plan/Subdivision (D890413D/TR1933); and
3. Residential Density. Not increasing residential density as set forth in the approved Development Plan/Subdivision (D890413D/TR1933).

**Access:** Access is provided from El Campo and Halcyon Roads. The resort itself will take access from the publicly accessible portion of Cypress Ridge Parkway, with two 24-foot driveway entrances.

**Environmental Review:**

**Water** - There will be no net increase in water usage with this Development Plan over that approved under D890413D. The estimated water use originally approved for the Development Plan and EIR was 8.70 acre-feet per year. The estimated applied water use calculated for the 103 resort units as envisioned under the General Plan Amendment was 7.82 acre feet per year for the resort, associated uses and landscaping. (Please see the letters from Firma dated September 20, 2001 and January 17, 2002, which corrected erroneous calculations made in the Negative Declaration for the General Plan Amendment.) The current proposal is requesting only 81 units. All water to be used by the buildings/lodging units will be recycled through the existing tertiary wastewater treatment plant and used for landscaping and golf course irrigation. The landscaping which is currently in place in the location of the proposed lodging units will be replaced by structures and parking area, reducing the amount of water needed for landscaping. In addition, the number of single family residential units within the Cypress Ridge development will be reduced from 386 to 379 under this proposal.

**Wastewater Treatment** - The Cypress Ridge project has constructed a tertiary wastewater treatment plant capable of handling substantially more than the required flows from the approved project and the proposed project combined.

**Traffic** - Traffic generated by this project will generally be non-peak hour traffic for both clientele and employees. It is expected that the majority of the clientele will arrive during the late afternoon allowing time for a round of golf after check in. Departures will take place before the 12:00 noon checkout time, or after a round of morning golf. A substantial number of hotel guests will play golf and thus displace trips generated by players from off site. Early shift Restaurant employees will arrive at approximately 6:00 am and leave after the lunch rush. Afternoon shift Restaurant employees will arrive in the early afternoon and leave after the dinner hours, approximately 10:00 to 11:30 pm. The housekeeping staff arrives at approximately 10:00 am and departs by 2:00 or 3:00 pm when the rooms are available for new arrivals. Other staff would not increase from our existing staffing levels.

During development of the Master Site, road improvements were completed which maintained a Level of Service (LOS) of C or better. In addition, County Public Works has recently increased road impact fees to provide for several projects within the South County circulation network, which should improve the level of service even more.

**Air Quality** - Short term air quality impacts during construction will be mitigated with "best

7-138

Cypress Ridge Resort -Project Description  
May 11, 2004

available control technology” for all phases of construction. In conjunction with the construction practices, this project will go the “extra mile” to reduce the amount of vehicular traffic once clientele arrive on the site. The development will provide a relaxing, healthy atmosphere which will encourage physical activity such as walking, jogging and biking.

**Grading and Drainage** - Grading for the site is estimated at 14,160 cubic yards of cut and 22,360 cubic yards of fill, with 8,200 cubic yards of import fill. A final drainage, sedimentation, and erosion control plan will be prepared in accordance with the Storm Water Pollution Prevention Plan (SWPPP) requirements of the Regional Water Quality Control Board (RWQCB). The final grading and drainage on this site will be consistent with the original design such that the storm water run-off will generally follow the original drainage boundaries as approved with the Development Plan for Tract 1933.

Attachment:  
Assessor’s Map and Owner Information for Existing Lots

M:\235-Cypress\235-010 GPA & Dev Plan\Project Descriptions & chronology\Final Proj Descr 5-4-04.doc



7-139

May 11, 2004

Mr. John McKenzie  
SLO County Planning  
County Government Center  
San Luis Obispo, CA 93408

Subject: Cypress Ridge Resort Development Plan D000391D /Tract Map TR 2641

Dear John:

This letter is in response to your request for information on the Development Plan in your letter dated November 5, 2003. Our responses are listed in the order of your letter (copy attached). Attached please find copies of all necessary plans and information to complete the submittal for processing. Please note that we are proposing a Tentative Tract Map on the resort property, and are requesting that your environmental review include this with the application.

**1. Current Project Description**

See copy of the updated project description, attached.

**2. Landscape Plan**

A copy of the preliminary landscape plan is provided. Although the conceptual plan is based on an earlier version of the site plan, the drought-tolerant landscape zones will be approximately the same and the turf area is the same as that of the previous Development Plan. Attached is a copy of the letter from FIRMA outlining the water consumption for landscaping for the resort as compared to the landscaping for the previous Development Plan (including a reduction in turf area from 3.90 acres to 1.88 acres). The landscape palette consists of native, Mediterranean, and drought-tolerant species that will thrive with low water usage as required under the EIR.

**3. Water Usage**

Condition number 35 of the Development Plan approval for D890413D requires participation in a toilet retrofit program for replacement on a 1:1 basis for new residential development. This condition applies specifically to the residential portion of the project but not to the commercial portion. The Negative Declaration (ND) for the GPA (page six) discusses amending Condition #35 to require toilet retrofit for the commercial resort, but this action was not called for in the findings or mitigation measures. Further discussion on page seven of the ND states that the mitigation measures contained in the EIR should be included as part of the future Resort Development Plan submittal should the GPA be approved. However, this discussion is predicated on incorrect analysis concluding that the resort project will result in a net increase in water usage over the previously-approved project.

The water analysis in the ND was based on incorrect data in that the rate for lawn consumption was calculated at 1.0 AFY instead of 2.5 AFY. The Neg Dec analysis concluded that there would be a net

7-140

Cypress Ridge Resort  
May 11, 2004  
Page 2

increase of 1.11 AFY with this project. In fact, there will be a net reduction in water usage of 0.88 AFY over the previously approved development plan. A reduction in lawn area with the resort project (based on the correct, higher consumption rate) will result in a decrease in water usage from 9.75 AFY to 4.70 AFY (see attached copies of Water Usage table from ND and letters from FIRMA dated 9-20-01 and 1-17-02).

The Water Conservation Education program called for in the EIR consists of developing landscape guidelines and a list of drought-tolerant plants for residents, which is a condition applicable to the residential development portion of the project. The Landscape Architect for the resort has provided a landscape plan that calls for drought-tolerant, water-conserving plant materials and drip irrigation, consistent with the requirements of the EIR. If a water conservation education program were to be required for the resort, it could be easily accomplished with a pamphlet or notice in each room with tips on conserving water.

#### **4. Grading Plan**

Please see grading plans provided with this submittal. A Storm Water Pollution Prevention Plan (SWPPP) will be required prior to the commencement of construction activities. The final grading and drainage on this site will be consistent with the original design such that the storm water run-off will generally follow the original drainage boundaries as approved with the Development Plan for Tract 1933.

#### **5. Signage Plan**

Two full-sized copies of the sign plans were submitted to your office on August 1, 2003, along with the color board and lighting cut sheets. We are providing an additional full-sized copy and an 8.5" by 11" reduced copy of the signage and lighting plans for your use.

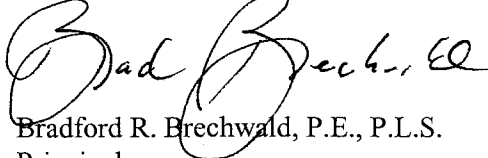
#### **6. Monitoring Reports**

See attached copies.

Please contact me with any questions or comments.

Sincerely;

JOHN L. WALLACE & ASSOCIATES

  
Bradford R. Brechwald, P.E., P.L.S.  
Principal

M:\235-Cypress\235-010 GPA & Dev Plan\Correspondence & transmittals\Final Response to Comments May 11 04.wpd

cc: Denis Sullivan, Cypress Ridge LP  
Doug Ewing, Ewing Architects  
Jim Burrows, Firma

John L. Wallace & Associates 



7-141

Cypress Ridge Resort  
May 11, 2004  
Page 3

Attachments: Copy of McKenzie response dated 11-5-03  
Copy of Page 6, Water Usage Table, from ND for GPA (ED00-165)  
Letters from Firma dated 9-20-01 and 1-17-02  
Groundwater Monitoring Report dated July 2003 (2 copies)  
Biological Monitoring Report dated Dec. 6, 2002 (2 copies)



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

7-142

VICTOR HOLANDA, AICP  
DIRECTOR

November 5, 2003

Brad Brechwald, John L. Wallace & Associates  
4115 Broad St., Suite B-5  
San Luis Obispo, CA 93401

**RE: Cypress Ridge Resort Conditional Use Permit; D000391D**

Dear Mr. Brechwald,

Thank you for your May 23<sup>rd</sup> submittal. As of June 23, 2003, your project was accepted for processing. To complete the environmental review process, please provide the following information:

1. Please provide a current project description including all proposed uses and associated square footages (for bungalows please break down by maximum design occupancy for each unit);
2. Per conditions of approval of previous Development Plan, please provide a landscape plan that reflects drought-tolerant, low water using plants, as well as minimizes the use of turf. The acreages of turf and shrubs should be consistent with what was identified for the GPA.
3. The 5/23 submittal provided a comparison and discussion of water usage rates. However, it did not discuss the previous request for what measures are proposed to further reduce water usage impacts, such as participation in a fixture retrofit program, development of a water conservation education program, etc.
4. Please provide a grading plan, and sedimentation and erosion control plan that is consistent with previous Development Plan conditions of approval;
5. Please provide signage plan;
6. Please provide the last monitoring report for the revegetation efforts completed near the Canyon. This report should include discussion on how it has met or is meeting the required performance standards. Please provide latest required well monitoring tests that compares current nitrate levels to baseline.

For any full size set of plans submitted, please provide two copies with an 8 1/2" by 11" reduction.

Upon receipt of these items we should have enough information to complete the environmental review and most likely prepare a Developer's Statement for the applicant's signature.

Should you have any questions please feel free to call me at 805/781-5452.

Sincerely,

*John McKenzie*  
John McKenzie

Environmental Specialist

COUNTY GOVERNMENT CENTER • SAN LUIS OBI

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-

|                   |                |         |               |            |   |
|-------------------|----------------|---------|---------------|------------|---|
| Post-it® Fax Note | 7671           | Date    | 11/5          | # of pages | 1 |
| To                | Cindy Chambers | From    | John McKenzie |            |   |
| Co./Dept.         |                | Co.     |               |            |   |
| Phone #           |                | Phone # | 541-1678      |            |   |
| Fax #             | 544-4294       | Fax #   |               |            |   |

7-143

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**Potential Water Usage** - Water will be provided by Rural Water company. The applicant's consultant has provided estimates of water use associated with the proposed future land uses and has compared those totals with estimates of the currently-approved land uses within the Cypress Ridge project. The water usage rates were based mainly upon factors contained in the Cypress Ridge Final EIR and were applied to both the "future proposed" and "currently-approved" land use scenarios. The following table summarizes these two water demand scenarios; as noted therein, the proposed future land uses will result in a net increase in water demand of 1.09 acre-feet per year. This additional demand will be met through the use of groundwater supplies, either from on-site wells or from connection to water transmission facilities operated by the Rural Water Company. This increase is not considered potentially significant relating to the specific project. At a cumulative level, the additional water consumption of one acre foot per year is not considered significant. While not required, Development Plan (D890134D) condition #35 could be amended to include the resort to be a part of the toilet retrofit program.

The following table also assumes that indoor water will be reclaimed for golf course irrigation. The reclaimable indoor water generated by previously approved uses (mainly from the 386 residences) totals about 80 AFY. The previous EIR identifies that about 12.2 AFY per hole is needed for irrigation purposes, or about 220 AFY for 18 holes. Of the 220 AFY needed, it is estimated that about 140 AFY will still be coming from groundwater. As proposed, 23.6 of the 26.2 AFY estimated for the resort and restaurant can be reclaimed for golf course irrigation. Existing and future landscaping water needs will be about the same.

| WATER USAGE FROM PROPOSED FUTURE LAND USES TO BE ADDED       |                |            |          |                            |                 |
|--|----------------|------------|----------|----------------------------|-----------------|
| Use  | Rate           | Amount     | Total    | Reduction factor           | Net consumption |
| Restaurant   | 0.015 afy/seat | 200 seats  | 3.0 afy  | 90% recharge (1)           | 0.30 afy        |
| Lodge Rooms  | 0.225 afy/room | 103 units  | 23.2 afy | 90% recharge (1)           | 2.32 afy        |
| Exterior Landscaping   |                |            |          |                            |                 |
| Lawn   | 1.0 afy        | 1.88 acres | 1.88 afy | 1.00 afy precipitation (2) | 0.88 afy        |
| Shrubs   | 1.0 afy        | 3.19 acres | 3.19 afy | 1.69 afy precipitation (2) | 1.50 afy        |
| SUBTOTAL   |                |            |          |                            | +4.00 afy       |
| WATER USAGE FROM PREVIOUSLY APPROVED LAND USES TO BE DELETED |                |            |          |                            |                 |
| Residential Lots (1)   |                | 7 units    |          |                            | -0.16           |
| Exterior Landscaping (2) (3)                                 |                |            |          |                            |                 |
| Lawn   | 1.0 afy        | 3.90 acres | 3.90 afy | 2.01 afy                   | -1.89           |
| Shrubs   | 1.0 afy        | 1.78 acres | 1.78 afy | 0.94 afy                   | -0.84           |
| SUBTOTAL   |                |            |          |                            | -2.89           |
| NET TOTAL  |                |            |          |                            | +1.11           |

(1) Assumes reuse of 90% of water for reclaimed irrigation uses per Cypress Ridge Final EIR (page V-48), (10% is lost from evaporation at treatment plant)

(2) Assumes 53% estimated effective precipitation per Cypress Ridge Final EIR (page V-44)

(3) Includes landscaping associated with the loss of seven residential lots

**Groundwater Basin-Water Quantity** - This project is in the southwestern portion of the Nipomo Mesa and within the Santa Maria groundwater basin. Regional water reports (e.g., Department of Water Resources(DWR), Woodlands, Ludhorf & Scalmini) have been prepared and vary in conclusions reached on

(PS)-Potentially Significant Impact; (M)-Impact Can & Will be Mitigated; (I)-Insignificant Impact; (NA)-Not Applicable

County of San Luis Obispo, Initial Study Checklist (Cypress Ridge GPA)

September 20, 2001

John McKenzie  
County of San Luis Obispo  
Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

**RE: Cypress Ridge Golf Cottages & Inn GPA - G990030**  
Response to Draft Initial Study, Section IV, Water Resources

Dear John,

As we discussed at our meeting on September 11, 2001, I have reviewed the Draft Initial Study, Section IV Water Resources, dated July 9, 2001, and have the following comments.

**1. Estimated Annual Project Water Use (Table): Proposed Restaurant**

Water demand for the proposed restaurant, based on 200 proposed seats, is high. The Final Environmental Impact report (FEIR) for the Cypress Ridge project, dated August 1996, Table V-4, Page V-46, utilizes a water demand rate of 0.015 acre feet per seat annual demand. The FEIR also assumes reuse of 90% of water for reclaimed irrigation uses (note 1.) The correct estimated annual water demand for the 200 seat restaurant should be as follows:

$$200 \text{ seats} \times 0.015 \text{ af/seat} = 3.0 \text{ afy} \times 0.1 \text{ (90\% reuse)} = 0.30 \text{ afy.}$$

**Conclusion:** Water demand for the proposed restaurant should be reduced from 0.59 afy to 0.30 afy.

**2. Estimated Annual Project Water Use (Table): "Conference Center"**

The "Estimated Annual Project Water Use" table mistakenly includes a "Conference Center" in the water demand calculation; this water demand (estimated at 2.9 afy) double-counts the water demand for the Restaurant and Lodge. The project description refers to a "Dining Room and Bar" which will serve both as the dining area for the Lodge and also for small parties and events related to the Golf Course. The total number of seats provided for all of these uses is 200 seats, and the water demand for the "Restaurant" accurately estimates all of these uses.

**Conclusion:** Water demand for the "Conference Center" should be removed from the "Estimated Annual Project Water Use" table.

**3. Estimated Annual Project Water Use (Table): Estimated Effective Precipitation**

The "Estimated Effective Precipitation" is incorrectly calculated in the "Estimated Annual Project Water Use" table. The FEIR, Table V-3, Page V-44, assumes that precipitation utilized by vegetation is 40% of total annual rainfall (note 2.) The FEIR provides a fixed estimated effective precipitation of 0.53 afy, based on 40% of average annual precipitation of 1.33 afy. The "Estimated Annual Project Water Use" table inaccurately reduces the *total* water demand by 40%. The correct estimated annual water demand for the exterior landscaping should be as follows:

7-145

Proposed lawn:  $1.88 \text{ acres} \times 2.5 \text{ afy} = 4.70 \text{ afy} - 1.00 [1.88 \times 0.53] = 3.70 \text{ afy}$   
Proposed shrubs & ground covers:  $3.19 \text{ acres} \times 1.0 \text{ afy} = 3.19 \text{ afy} - 1.69 [3.19 \times 0.53] = 1.50 \text{ afy}$   
Existing lawn:  $3.90 \text{ acres} \times 2.5 \text{ afy} = 9.75 \text{ afy} - 2.07 [3.90 \times 0.53] = 7.68 \text{ afy}$   
Existing shrubs & ground covers:  $1.78 \text{ acres} \times 1.0 \text{ afy} = 1.78 \text{ afy} - 0.94 [1.78 \times 0.53] = 0.84 \text{ afy}$

**Conclusion:** Water demand for the proposed and previously-approved exterior landscaping should be revised per the above calculations.

#### 4. Summary:

The "Estimated Annual Project Water Use" table should be revised as follows:

#### ESTIMATED ANNUAL PROJECT WATER USE:

##### Proposed Future Land Uses to be Added

|                               | Size          | Water Demand    |
|-------------------------------|---------------|-----------------|
| Restaurant:                   | 200 seats     | 0.30 AFY        |
| Lodge Rooms:                  | 103 units     | 2.32 AFY        |
| Exterior Landscaping    Lawn: | 1.88 acres    | 3.70 AFY        |
| Shrubs:                       | 3.19 acres    | 1.50 AFY        |
|                               | <b>TOTAL:</b> | <b>7.82 AFY</b> |

##### Previously-Approved Land Uses to be Deleted

|                               | Size          | Water Demand     |
|-------------------------------|---------------|------------------|
| Residential Lots:             | 7 dwelling    | -0.16 AFY        |
| Pro Shop:                     | 4,000 sq. ft. | -0.02 AFY        |
| Exterior Landscaping    Lawn: | 3.90 acres    | -7.68 AFY        |
| Shrubs:                       | 1.78 acres    | -0.84 AFY        |
|                               | <b>TOTAL:</b> | <b>-8.70 AFY</b> |
|                               | <b>NET:</b>   | <b>-0.88 AFY</b> |

The proposed future land uses will result in a net reduction in water demand of 0.88 acre-feet per year.

Please call should you have any questions.

Sincerely,

  
Jim Burrows, ASLA

7-146

January 17, 2002

John Nall  
County of San Luis Obispo  
Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

**RE: Cypress Ridge Golf Cottages & Inn GPA - G990030**  
Response to "Initial Study Summary – Environmental Checklist" (December 2001)

Dear John,

I have reviewed the "Water Usage from Proposed Future Land Uses to be Added" (page 6), dated December 28, 2001, and have the following comments:

**1. Potential Water Usage:**

The discussion of water use states that the "applicant's consultant has provided estimates of water use" and further states that "the proposed future land uses will result in a net increase in water demand." However, this conclusion does not represent the data provided by the consultant (**firma**) and utilizes rates which differ from those used in the Final Environmental Impact Report (FEIR) with no discussion to explain why the data and conclusions differ. In order to create an appropriate and fair comparison of water usage for proposed future land uses with land uses previously approved and analyzed in the FEIR, the water usage rates and reduction factors used in the FEIR have also been carefully used in the subsequent estimates prepared by **firma**.

It is my belief that the EIR clearly analyzes this site as landscaped and predominantly lawn. According to the FEIR, the area in question is identified as the "Golf Center" and the "Golf Practice Facility" (Figure III-3). Table V-4 "Water Demand of Support Facilities and Ponds" refers to the same area as the "Golf Club." This table shows the "Golf Club" area utilizing 7.79 acre feet per year (AFY), with 2.83 acres of lawn (80%) and 0.71 acres of shrubs and ground cover (20%). The proposed project reduces the amount of lawn area to 1.88 acres (37%) and increases the area of shrubs and ground cover to 3.54 acres (63%); note that this area includes 2.14 acres within the 7 residential lots which have been included in the proposed project site.

My review of the documents relating to this project indicate that the area in question was intended and approved as a landscaped area, in keeping with the "golf center" and "golf practice facilities" analyzed in the final EIR. While the Preliminary Landscape Plan (Figure III-16) does not graphically represent the landscape design for the "Golf Center" and the "Golf Practice Facility" shown on the Tentative Tract Map (Figure III-3), Table V-4 of the EIR clearly analyzes the "Golf Club" as landscaped and predominantly (80%) lawn.

**2. Exterior Landscaping:**

Water usage for proposed and previously approved lawn areas is calculated using an incorrect rate. The FEIR, Table V-4, Page V-46, utilizes a water demand rate of 2.5 acre feet per year per acre annual demand for lawn. The water usage rate in this analysis should match the FEIR rate; utilizing an

7-147

arbitrarily lower rate for lawn does not fairly represent the reduction in water usage that the substantial reduction of lawn area (reduced from 3.90 acres to 1.88 acres) that the proposed project creates.

### 3. Estimated Effective Precipitation:

Footnote 2 incorrectly states that the estimated effective precipitation is 53%. The FEIR, Table V-3, Page V-44, assumes that precipitation utilized by vegetation is 40% of total annual rainfall (note 2.) The FEIR provides a fixed estimated effective precipitation of 0.53 acre feet per year (AFY), based on 40% of average annual precipitation of 1.33 AFY. The reduction factor notes and quantities should be corrected in the "Water Usage" table as shown in the summary below, and footnote #2 should be corrected to read: "Assumes 40% estimated effective precipitation per Cypress Ridge FEIR (page V-48)."

### 4. Pro Shop:

Although water usage is relatively low, the Pro Shop should be included in the previously-approved land use portion of the analysis. The Pro Shop is included in the FEIR and the rates shown on Table V-4, Page V-46, should be used.

### 5. Summary:

The "Water Usage" table should be revised as follows (proposed corrections are shown in italics):

#### Water Usage from Proposed Future Land Uses to be Added

| Use                          | Rate           | Amount     | Total    | Reduction Factor          | Net Consumption |
|------------------------------|----------------|------------|----------|---------------------------|-----------------|
| Restaurant:                  | 0.015 afy/seat | 200 seats  | 3.0 afy  | 90% recharge(1)           | 0.30 afy        |
| Lodge Rooms:                 | 0.225 afy/room | 103 units  | 23.2 afy | 90% recharge(1)           | 2.32 afy        |
| <u>Exterior Landscaping:</u> |                |            |          |                           |                 |
| Lawn:                        | 2.50 afy       | 1.88 acres | 4.70 afy | 1.00 afy precipitation(2) | 3.70 afy        |
| Shrubs:                      | 1.00 afy       | 3.19 acres | 3.19 afy | 1.69 afy precipitation(2) | 1.50 afy        |
| <b>SUBTOTAL:</b>             |                |            |          |                           | <b>7.82 AFY</b> |

#### Water Usage from Previously-Approved Land Uses to be Deleted

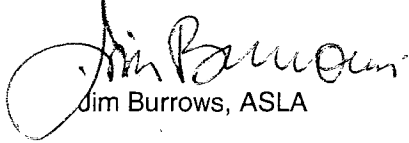
| Use                          | Rate     | Amount        | Total    | Reduction Factor          | Net Consumption  |
|------------------------------|----------|---------------|----------|---------------------------|------------------|
| Residential Lots:            |          | 7 units       |          |                           | -0.16 afy        |
| Pro Shop:                    |          | 4,000 sq. ft. |          |                           | -0.02 afy        |
| <u>Exterior Landscaping:</u> |          |               |          |                           |                  |
| Lawn:                        | 2.50 afy | 3.90 acres    | 9.75 afy | 2.07 afy precipitation(2) | -7.68 afy        |
| Shrubs:                      | 1.00 afy | 1.78 acres    | 1.78 afy | 0.94 afy precipitation(2) | -0.84 afy        |
| <b>SUBTOTAL:</b>             |          |               |          |                           | <b>-8.68 AFY</b> |
| <b>NET TOTAL:</b>            |          |               |          |                           | <b>-0.88 AFY</b> |

7-148

Footnote #2 should read: "Assumes 40% estimated effective precipitation per Cypress Ridge FEIR (page V-48)."

Please call should you have any questions.

Sincerely,

  
Jim Burrows, ASLA

*CypRdg. Wtr Calc(Response#2)*



7-149

## **LUO STANDARDS**

3. **Minor Use Permit and Conditional Use Permit requirements.** Projects requiring Minor Use Permit or Conditional Use Permit approval shall conform with the requirements of Subsection B.2 as guidelines for new development. These standards may be modified where the Review Authority determines that the intent of the standards is met by alternative designs.

- C. **Recreation (REC).** The following standards apply within the Recreation land use category within the area shown on Figure 112-60.

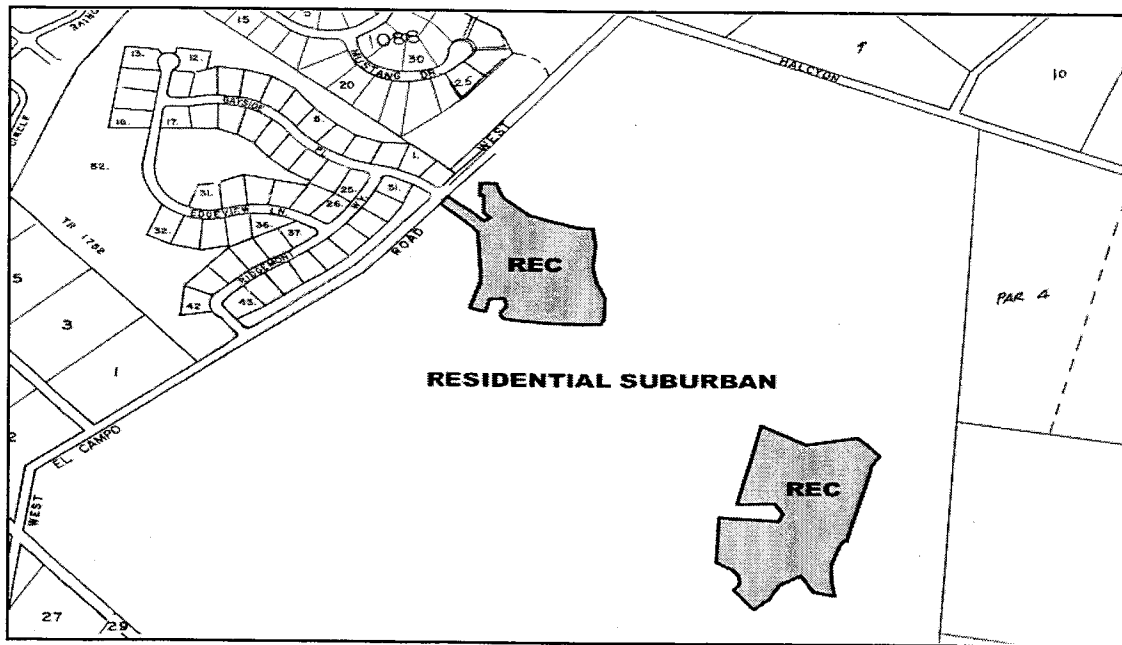


Figure 112-60: REC - Cypress Ridge Recreation Land Use Category

1. **Limitation on Use.** The allowed uses are as follows:
  - a. “previously-approved uses” per D890413D are allowed, including: golf course and related uses, specific commercial uses within the “Village Center”, single family residences, eating and drinking places;
  - b. additional uses as follows: hotel (not to exceed 103-units), a facility of an approximate 14, 000 square foot footprint (pro-shop, hotel registration, and full service restaurant (200 seat)), employee housing, additional “Village Center” use to allow general public to conduct meetings and social events, and child care facilities.
2. **Open Space.** Maintaining the open space as previously approved on the Development Plan/Subdivision (D890413D/TR1933); and
3. **Residential Density.** Not increasing residential density as set forth in the approved Development Plan/Subdivision (D890413D/TR1933).  
[Added 2002, Ord. 2968]

- B. Limitation on size.** A homestay shall provide no more than the following number of guest rooms, with the rest of the dwelling being used solely by the family in residence.
1. A homestay in the Residential Suburban or Residential Single Family land use category shall provide no more than two guest rooms.
  2. A homestay providing more than two guest rooms in the Residential Suburban land use category shall be considered a bed and breakfast. A homestay providing more than two guest rooms in the Residential Single Family land use category shall not be allowed.
- E. Expansion of existing building.** Physical expansion of a residence to specifically accommodate homestay facilities or operations shall not be allowed.
- F. Minimum site area.**
1. One acre in the Residential Suburban category.
  2. Equal to the minimum site area required by Section 22.10.110 for residential uses in the Residential Single Family category.
- G. Parking.** Two spaces, plus one space for each bedroom used as a transient lodging unit. Homestay facilities shall not use on-street parking for the homestay operation or the resident family. For the purposes of determining parking area construction standards in compliance with Chapter 22.18, the parking lot turnover for homestays is medium.
- H. Operation.** A homestay shall be subject to the provisions of Subsections 22.30.230.A, B., C., D., and E. for home occupations.
- I. Exceptions to the standards.** None of the standards in this Section shall be waived or modified using the exception provisions of Section 22.30.020.

[Added 1995, Ord. 2741] [22.08.265]

## 22.30.280 - Lodging - Hotels and Motels

- A. Limitation on use.** Transient lodgings in the Public Facilities category are limited to hotel and motels in conjunction with public airport or port facilities.
- B. Density.** The density of a hotel or motel is not limited by this Title except that a site for such use shall be designed to accommodate all proposed units while also satisfying all applicable height, setback, parking and other standards of this Title without the need for modification, adjustment or variance of such standards.

- C. Parking.** Hotels and motels shall provide off-street parking as set forth in Chapter 22.18 for transient lodgings. In the event that a hotel or motel includes any facilities in addition to overnight units (e.g., restaurant, bar, meeting rooms, etc.), all additional facilities shall be provided off-street parking as required by Chapter 22.18, in addition to the parking required for the hotel or motel.

[Amended 1981, Ord. 2063; 1982, Ord. 2091; 1992, Ord. 2553] [22.08.262]

### 22.30.290 - Lodging - Hotels, Motels - Condominium or Planned Development

The following standards apply to hotels and motels that are condominium or planned development projects as defined in Civil Code Section 1351.

- A. Limitation on use.** Uses shall be limited as provided by Section 22.30.280.
- B. Required finding.** A Conditional Use Permit may be approved only if the Review Authority first finds that the proposal will not reduce the availability of accommodations for overnight or transient occupancy by the general public, tourists and visitors compared to a conventional hotel or motel.
- C. Density.** The density of hotel and motel units shall be as provided in Section 22.30.280.
- D. Design standards.**
- 1. Required hotel, motel facilities.** Each hotel or motel shall include a reception lobby area, office space for administrative use, service areas and facilities for employees (such as a lounge, lockers and showers), and laundry facilities for use by the hotel or motel. This standard may be waived if the Review Authority determines that provision of any or all of the required facilities is unnecessary due to the size or particular nature of the hotel or motel.
  - 2. Other facilities.** The size of individual units, the number of kitchens and the amount of personal storage space shall be determined by the Review Authority through Conditional Use Permit approval.
  - 3. Parking.** Parking shall be provided as stated in Section 22.30.280, provided that the required ratio of parking for hotel and motel units (excluding additional facilities) shall not be exceeded. The Review Authority may require additional parking spaces for the exclusive parking of recreational vehicles.
- E. Occupancy.**
- 1.** No person or persons shall occupy a hotel or motel unit for more than 29 consecutive days except for employees of the hotel or motel.

7-153

2. No owner or owners holding separate interest in a hotel or motel unit shall occupy that unit more than a total of 84 days per year, including no more than a total of 14 days during the period from Memorial Day to Labor Day.
  3. The occupancy standards in Subsections E.1 and E.2 shall be included in the declaration of conditions, covenants and restrictions and recorded against all individual property titles.
- F. **Administration.** A management entity shall be formed to manage the operation of the hotel or motel. The management shall have sole responsibility for providing room accommodation services and transient occupancy tax reporting. Transient occupancy tax shall be collected for all units except for the manager's unit. No owner or owners holding separate interest in a hotel or motel unit shall rent or lease that unit or otherwise offer accommodations to any other person or persons. The provisions of this Subsection shall be included in the declaration of conditions, covenants and restrictions and recorded against all individual property titles.
- G. **Reporting requirement.** A report shall be submitted periodically to the Department of Planning and Building by the hotel or motel management at intervals to be determined by the Review Authority through Conditional Use Permit approval. The report shall state the total number of days that each unit was occupied in the preceding year, including occupancies by guests and the owners of each unit.
- H. **Conditions of approval.** The Review Authority may adopt conditions of approval which are necessary in order to ensure compliance with the standards of this Section and to ensure that the design, operation and occupancy of the hotel or motel will serve primarily the general public, tourists and visitors for overnight or transient lodging.

[Added 1994, Ord. 2696] [22.08.264]

### **22.30.300 - Lodging - Recreational Vehicle (RV) Parks**

The provisions of this Section apply to all recreational vehicle parks and commercial campgrounds, including any separate designated section of a mobile home park located in the Recreation category. These standards apply in addition to all applicable provisions of Title 25 of the California Code of Regulations, and any permit requirements of the California Department of Housing and Community Development.

A. **Location criteria.**

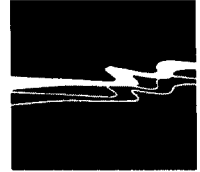
1. **Limited visibility required.** Approval of a Conditional Use Permit application by the Commission shall include a finding that the recreational vehicle park will not be excessively visible from a public road or residential use, or that its visibility will be acceptably mitigated.

7-154

## **APPLICANT CORRESPONDENCE**

7-155

## MEMORANDUM



WALLACE GROUP

**Date:** June 8, 2005  
**To:** John McKenzie  
**From:** Cindy Lewis, Associate Planner  
**Subject:** Cypress Ridge Resort SUB2003-0208 & TTM 2641

CIVIL ENGINEERING

CONSTRUCTION  
MANAGEMENT

LANDSCAPE  
ARCHITECTURE

MECHANICAL  
ENGINEERING

PLANNING

PUBLIC WORKS  
ADMINISTRATION

SURVEYING /  
GIS SOLUTIONS

WATER RESOURCES

WALLACE SWANSON  
INTERNATIONAL

### Landscape Plan

In response to your comments regarding the landscaping and plant selections, I discussed your concerns with Carolyn Leach, Natural Resources Manager at Cypress Ridge, and with Jim Burrows, landscape architect at Firma. Your comments are a bit confusing. Some of the plants you would exclude, based on the list below copied from your correspondence, and on the County-approved Plant List, are those already approved for use at Cypress, such as *olea europea*.

Carolyn and Jim noted that many of the plants on the County-approved list are also on the State list and Cal-IPC list as pest plants, so which standard are we to follow? In addition, *Iris douglasiana* is a California native, and the Landscape code requires us to use California natives.

|                                |   |
|--------------------------------|---|
| <i>Melaleuca quinquenervia</i> | (State List - quarantine)   |
| <i>Olea europea</i>            | Cal-IPC List B for invasiveness   |
| <i>Pennisetum setaceum</i>     | Co. Prohibited Plant List   |
| <i>Iris douglasiana</i>        | State Noxious weed list   |
| <i>Cotoneaster lacteus</i>     | Cal-IPC List A for invasiveness   |
| <i>Salvia</i> spp              | Certain species are invasive, so the plans need to be more specific or exclude the following: <i>S. aethiopsis</i> , <i>S. superba</i> , & <i>S. virgata</i> (State List A & B - noxious weeds) |

I understand from our discussion on this issue that there is concern that these State-listed pest plants will proliferate in Black Lake Slough. However, both Carolyn and Jim believe that prohibition of groups of plant species from the plan, without a final landscape plan prepared by a landscape professional indicating exact genus, species and varieties, etc. is inappropriate at this time.

We believe that the conceptual plan provided to you at the time we were deemed complete adequately meets the criteria of the 22.16-040 Subsection E.2 a) that the proposed plant materials will survive in the climate proposed (most have already been successfully used on the site), b) the plant materials and planned locations satisfy Chapter standards, c) irrigation supports plants at the most efficient level.

We would accept a condition that requires us to comply with the County ordinance Section 22.16.030, and provide a landscape plan for Staff approval that meets requirements of Section 22.16.040.

WALLACE GROUP  
A California Corporation

4115 BROAD ST  
SUITE B-5  
SAN LUIS OBISPO  
CALIFORNIA 93401

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F 805 544-4294

[www.wallacegroup.us](http://www.wallacegroup.us)

7-156

### **Setbacks**

Under Section 22.10.140.A.3, the applicant is requesting a zero-setback allowance for this project in order to maintain flexibility in site planning. The Resort property is internal to the Cypress Ridge development and the resort bungalows, for the most part, are located adjacent to golf course property. The proposed subdivision lines are designed for grouping the condominium buildings into ownership units for financing purposes, and the proposed parcels therefore do not have a "front". The project itself will take access from Cypress Ridge Parkway, so for all intents and purposes, the project "front" would be that easterly property line. However, a portion of Cypress Ridge Parkway frontage is private.

Buildings on the proposed lots that have frontage on the streets, Lots 1 and 2 adjacent to Cypress Ridge Parkway and Lots 5 and 10, adjacent to the Brant/Tattler intersection, are to be located a minimum of 25' from the edge of right-of-way. Some of the cottages internal to the project are located within 1' of the property lines adjacent to the golf course or what might otherwise be construed as "side" or "rear" property lines. The design and site layout is appropriate to the site and the proposed reduced setbacks would not impact adjacent uses.

### **Fencing**

Please use the Cypress Ridge standard fencing at 5' in height for fencing between the resort and the residential uses. Units CC and Q will be adjacent to residential lot 223, and Unit FF will be adjacent to Lot 232. These will be separated from the adjacent residential use by a five-foot fence. Units FF and CC maintain a minimum side setback of 10 feet, and Unit Q has a five-foot setback with a deck projecting into the setback. However, Unit Q's projection into the setback is located northerly of the rear property line of Lot 223, and downhill from it. No other residential lots are adjacent to the resort.

### **Signs**

We will be providing you with a sign request for the resort and restaurant next week, as an addendum to our sign program.

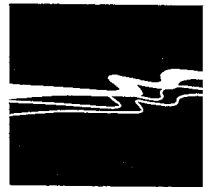
John, I believe that will resolve your questions and concerns with regards to the staff report for this project. Please forward a copy of the staff report to me as soon as it is ready for review.



7-157

June 3, 2005

John McKenzie  
County Planning and Building  
County Government Center  
San Luis Obispo, CA 93401



WALLACE GROUP

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WATER RESOURCES

WALLACE SWANSON  
INTERNATIONAL

Subject: Cypress Ridge Resort (SUB2003-00208/TR2641) Neg Dec, ED 03-186

Dear John:

After reviewing the Mitigated Negative Declaration & Notice of Determination for the above-mentioned project, we are concerned with the approach of the water calculations provided. As noted in the letter to you dated August 19, 2004 from Cindy Lewis, the proposed plan will reduce water consumption by .88 af/yr, contrary to your analysis in the (MND).

As the tentative map/landscape plan/EIR depicts, the lawn area is actually 2.83 acres, not the 3.9 acres you specify in the MND. Attached is a copy of Table V-4 of the Cypress Ridge EIR which also depicts the Golf Club Lawn is 2.83 acres total and requires 2.5 afy/ac, not the 1 afy specified in the MND.

As you can see, with the correct calculations, the proposed project will result in a net reduction of water use compared to the original project reviewed in the EIR.

Please let me know if you have any questions regarding this information.

Sincerely,

Brad Brechwald, PE, PLS  
Principal

cc: Denis Sullivan  
Cindy Lewis

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7-158

Table V-4

## WATER DEMAND OF SUPPORT FACILITIES AND PONDS

| <u>Facility/Use</u>           | <u>Size</u> | <u>Rate</u>                | <u>Water Demand (AFY)</u> |                |
|-------------------------------|-------------|----------------------------|---------------------------|----------------|
|                               |             |                            | <u>Inside</u>             | <u>Outside</u> |
| <u>Village Center:</u>        |             |                            |                           |                |
| Sports facility               | 7.6 ksf     | 3.1 afy <sup>1</sup>       | 3.10                      |                |
| Community resource center     | 4.0 ksf     | 0.06 af/ksf <sup>2</sup>   | 0.24                      |                |
| Security building             | 0.5 ksf     | 0.06 af/ksf <sup>2</sup>   | 0.03                      |                |
| Sales/homeowners' office      | 2.0 ksf     | 0.06 af/ksf <sup>2</sup>   | 0.12                      |                |
| Post office                   | 0.5 ksf     | 0.06 af/ksf <sup>2</sup>   | 0.03                      |                |
| Lawn                          | 1.21 ac.    | 2.5 afy/ac <sup>3</sup>    |                           | 3.02           |
| Shrubs & ground cover         | 2.80 ac.    | 1.0 afy/ac <sup>3</sup>    |                           | <u>2.80</u>    |
|                               |             | Subtotals:                 | 3.52                      | 5.82           |
| <u>Golf Club:</u>             |             |                            |                           |                |
| Pro shop                      | 4.0 ksf     | 0.06 af/ksf <sup>2</sup>   | 0.24                      |                |
| Restaurant                    | 30 seats    | 0.015 af/seat <sup>4</sup> | 0.45                      |                |
| Lawn                          | 2.83 ac.    | 2.5 afy/ac <sup>3</sup>    |                           | 7.08           |
| Shrubs & ground cover         | 0.71 ac.    | 1.0 afy/ac <sup>3</sup>    |                           | <u>0.71</u>    |
|                               |             | Subtotals:                 | 0.69                      | 7.79           |
| <u>Permanent Ponds on the</u> |             |                            |                           |                |
| <u>Golf Course:</u>           | 12 ac.      | 2.9 afy/acre <sup>5</sup>  |                           | <u>34.80</u>   |
|                               |             | Totals:                    | 4.21                      | 48.41          |

- 1 Based on the facilities being the same type and size as the Avila Bay Club which has a monitored existing use rate of 3.1 afy.
- 2 Based on "small retail" and "general office" rate of 0.06 afy/ksf from Santa Barbara City study.
- 3 Based on estimates by Cleath & Assoc. and utilized by Firma (see Appendix C, item 2).
- 4 Based on half the rate for a 24-hr restaurant from Santa Barbara City study.
- 5 Based on Whale Rock evaporation of about 5 ft/yr less 2.1 ft/yr applied for golf course area.